



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**155 SKYVIEW RANCH Way #6413, Calgary T3N0L1**

MLS® #: **A2196305**

Area: **Skyview Ranch**

Listing Date: **02/21/25**

List Price: **\$304,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 23-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **908**  
Low Sqft:  
Ttl Sqft: **908**

DOM

**55**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,Playground**

Construction: **Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Electric Oven,Freezer,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat:  
Utilities: **No Animal Home**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`8" x 11`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`8" x 4`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`8" x 11`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 18`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 11`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 11`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`1" x 7`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$443**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1213317**

Remarks

Pub Rmks: **Welcome to this amazing TOP floor NEW RENOVATED CORNER UNIT in the community of Skyview. It comes with 2 TITLED PARKING SPOTS (1 UNDERGROUND AND 1 SURFACE STALL). This unit is freshly painted and professionally cleaned. Ready to move in unit is perfectly situated for anyone looking for easy access to Country Hills Blvd, Stoney and Deerfoot Trail. This unit is perfect for couples, roommates and small families. 2 bed and 2 bath apartment comes with a spacious patio and the master bedroom comes with an en suite bathroom. The stunning kitchen is very easy to clean with granite counter-tops and black appliances. The living space is bright and open. The unit includes titled UNDERGROUND parking and a storage cage. The unit is located within walking distance from schools, playgrounds and 5-10 minutes drive to the Airport and Cross iron mills.**

Inclusions:  
Property Listed By: **N/A  
PREP Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







