



THE
A-TEAM

**RE/MAX
FIRST**

155 SKYVIEW RANCH Way #2301, Calgary T3N 0L2

MLS® #: **A2198681**

Area: **Skyview Ranch**

Listing Date: **03/03/25**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **920**
Low Sqft:
Ttl Sqft: **920**

DOM

45

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space
Parkade**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Cork**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Kitchen Island,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	18`0" x 12`2"	Bedroom	Main	14`9" x 11`7"
4pc Bathroom	Main		4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:
\$443

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

Zoning: **M-2**

Legal Desc: 1212362

Remarks

Pub Rmks: **Welcome to this beautiful two-bedroom, two-bath condo unit that's all about comfortable, stylish living. As soon as you step inside, you'll notice a bright, open-concept layout that seamlessly connects the kitchen and living area - perfect for both relaxing evenings and hosting get-togethers. Thoughtful touches include sleek countertops, quality stainless steel appliances, and ample cabinet space. Each bedroom is generously sized, with the primary suite offering a private bath and plenty of storage. Enjoy your morning coffee or unwind in the evenings on the spacious balcony, where you can take in the surrounding views. This condo also comes with titled underground parking, in-suite laundry, and extra storage for all your gear. Don't miss the chance to call this welcoming space your new home.**

Inclusions: N/A
Property Listed By: PREP Realty

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









