

302 SKYVIEW RANCH Drive #7306, Calgary T3N 0P5

MLS® #: **A2144436** Area: **Skyview Ranch** Listing Date: **06/25/24** List Price: **\$305,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **584**
 Low Sqft:
 Ttl Sqft: **584**

DOM

83
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding, Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet, Cork, Tile**
 Sewer: Ext Feat: **Balcony, None** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`10" x 10`0"	4pc Bathroom	Main	7`8" x 4`11"
Dining Room	Main	8`0" x 5`3"	Laundry	Main	3`1" x 8`1"
Bedroom	Main	8`7" x 9`0"	Living Room	Main	11`0" x 10`11"
Kitchen	Main	8`10" x 8`1"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$320

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: **1512719**

Remarks

Pub Rmks: **Welcome to 7306, 302 Skyview Ranch Drive! Your search ends here! This unit is in immaculate condition and located on the 3rd floor, not far from the elevator. There is a beautiful kitchen with upgraded Stainless Steel Appliances, sparkling Quartz Countertops, ample counter space and place for bar stools at the island! The bright and spacious living room offers plenty of space to arrange your furniture. There is a four piece bath, a large bedroom with walk in closet and another decent size bedroom. You have your own balcony and your own titled parking stall which is located just steps away from the exterior door, Plenty of visitor parkings just step away from the building. Call to set up your appointment to view this beautiful condo! SELLER WILL THROUGH A NEW COAT OF PAINT, REPLACE THE CARPET AND FIX THE DAMAGED DOOR.**

Inclusions: **None**
Property Listed By: **URBAN-REALTY.ca**

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