

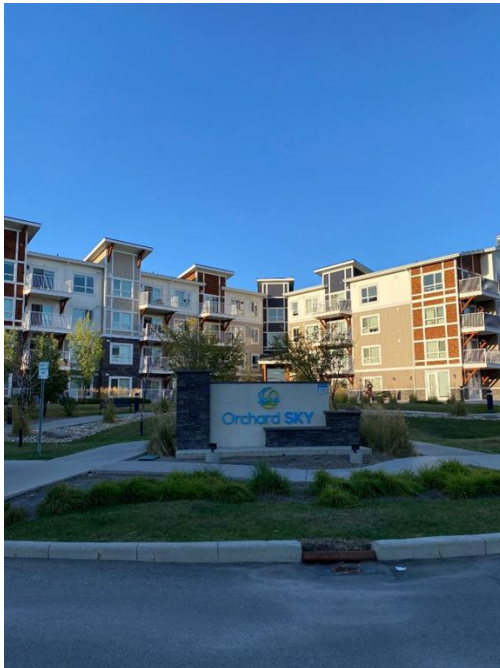


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**302 SKYVIEW RANCH Drive #2417, Calgary T3N 0P5**

MLS® #: **A2148075**      Area: **Skyview Ranch**      Listing Date: **07/15/24**      List Price: **\$344,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 13-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Stall, Underground**

Finished Floor Area

Abv Sqft: **820**  
 Low Sqft:  
 Ttl Sqft: **820**

DOM

**63**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Ceramic Tile, Cork, Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 8`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`4" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 9`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 8`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`2" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 9`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$375**

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

Zoning:  
**M-1**

Legal Desc: **1610579**

Remarks

Pub Rmks: **LOCATION! Welcome to the very desirable community of Skyview Ranch!! Walking in to this apartment, you are greeted by the OPEN concept kitchen. This 2 Bedroom, 2 Bathroom offers over 800+ SQFT, a large balcony, cork floors, stainless steel appliances, great for small families. This apartment is conveniently situated, close to all the amenities you will ever need. Relax and enjoy warm summer evenings on the private balcony that opens up to green space. This is a top floor condo with stunning year around views with low condo fee. The property fulfills all the requirements for investors and first time home buyers.**

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

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