



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**302 SKYVIEW RANCH Drive #2212, Calgary T3N0P5**

MLS®#: **A2150270**      Area: **Skyview Ranch**      Listing **07/16/24**      List Price: **\$289,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2017**

Finished Floor Area

Abv Sqft: **608**  
 Low Sqft:  
 Ttl Sqft: **608**

DOM

**62**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Stall**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 5`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`9" x 9`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 8`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`2" x 16`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 10`3"</b>			

Legal/Tax/Financial

Condo Fee: **\$290**      Title: **Fee Simple**      Zoning: **M-1**  
 Fee Freq: **Monthly**

Legal Desc: **1610579**

Remarks

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Pub Rmks: **Welcome to this 2 2-bedroom condo in the most desired community of Skyview Ranch. An excellent location to access Schools, Playgrounds, Shopping, and all Major highways. This well-maintained unit is waiting for you to call it a home. The open floor plan offers the kitchen with a breakfast counter and an open living room. Two sized bedrooms with a family washroom and in-suite Laundry complete the unit. An assigned parking stall is an additional future to secure this property. Please call your favorite Realtor to book your next showing**

Inclusions: **NA**  
Property Listed By: **PREP Realty**

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