



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**302 SKYVIEW RANCH Drive #6307, Calgary T3N 0P5**

MLS®#: **A2150489**

Area: **Skyview Ranch**

Listing Date: **07/18/24**

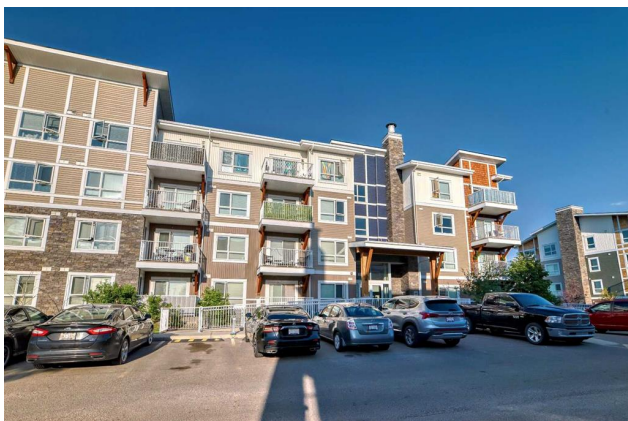
List Price: **\$289,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 30-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **599**  
Low Sqft:  
Ttl Sqft: **599**

DOM

**60**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

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: **Courtyard, Playground**

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

Kitchen Appl: **Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`1" x 8`7"	Entrance	Main	3`10" x 8`5"
4pc Bathroom	Main	7`10" x 4`11"	Kitchen	Main	8`5" x 9`4"
Laundry	Main	3`3" x 3`5"	Dining Room	Main	11`0" x 5`6"
Living Room	Main	11`3" x 11`0"	Balcony	Main	5`9" x 9`4"
Bedroom - Primary	Main	10`0" x 9`9"	Walk-In Closet	Main	6`2" x 3`10"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$307

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1512937

Remarks

Pub Rmks: **Welcome to this wonderfully Bright and Expansive 3rd floor unit offering an open and functional layout that feels like new as you walk in. It is ideal for first time home buyers or investors. The kitchen comes equipped with Stainless steel appliances, Quartz countertops, classy white backsplash and a good-sized Breakfast bar. The primary bedroom has a large window while the second bedroom can easily be used as an office or home gym. Come and enjoy the convenience of having an In-Suite Laundry, a spacious BALCONY with a GORGEOUS MOUNTAINVIEW right from your balcony which sets it apart from other units. This complex is well managed with low condo fees. Surface titled parking stall, and lots of Visitor Parking Stalls. The location is amazing with proximity to park/playground, public transit, schools, shopping, and major roadways and future LRT. A great place to call it a home !**

Inclusions: **NONE**  
Property Listed By: **Comox Realty**

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







