

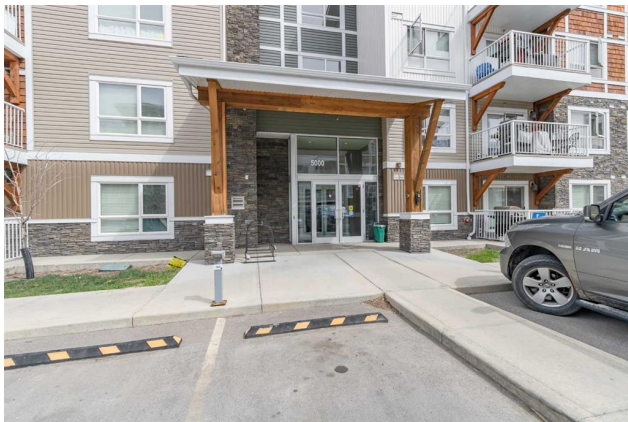


THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #5404, Calgary T3N 0P5

MLS®#: **A2153054** Area: **Skyview Ranch** Listing Date: **07/26/24** List Price: **\$349,900**
 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:

Finished Floor Area
 Abv Sqft: **820**
 Low Sqft:
 Ttl Sqft: **820**

Parkade, Titled, Underground

DOM

52
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`11" x 9`11"	Living Room	Main	12`4" x 10`5"
Dining Room	Main	11`5" x 4`11"	4pc Bathroom	Main	8`3" x 4`11"
Bedroom	Main	11`10" x 9`5"	Kitchen	Main	13`5" x 8`3"
Laundry	Main	5`1" x 4`11"	4pc Ensuite bath	Main	8`3" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$409** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **1610013**

Remarks

Pub Rmks: **Welcome to this stunning and stylish unit in the charming community of skyview. This top floor unit offers a 2 bedroom and 2 full washroom cozy unit. Few steps away from of the new CBE school(K-9) and from Catholic school in skyview. Several daycares and day homes in and around. Easy access to road, bus stop and school. Natural light is beautifying the open floor plan through the windows and sliding patio door. This upgraded kitchen comes with stainless steel appliances, stone counters, undermount sink and full cabinets to ceiling. Dining area beside the kitchen offers ample space to accommodate the guests. This unit comes with a massive living area with sliding patio door opens to the balcony. Last but not the least, the immaculate huge master bedroom with walkthrough his &her closets and 4-piece en-suite is a real catch of this unit. The second bedroom with closet and wide window is filled with plenty of natural light. The second full bathroom is ideally located in front of the second bedroom. This unit also offers an in-suite stacked laundry in separate room beside the front door . The heated underground titled parking and extra assigned storage space is an added privilege for this unit. The spacious balcony with gas line will enrich your summer mornings and bright evenings. Close to shopping malls, country hills Blvd, Metis Trail, Stoney trail and Deerfoot trail! Don't miss this real treat of style and convenience. Book your private viewing today itself!!!**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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