



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #1406, Calgary T3N 0P5

MLS®#: **A2157846** Area: **Skyview Ranch** Listing Date: **08/15/24** List Price: **\$339,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 16-Sep** 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: **Underground**

Finished Floor Area

Abv Sqft: **823**
 Low Sqft:
 Ttl Sqft: **823**

DOM

34
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Elevator, Open Floorplan, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`10" x 3`11"	Laundry	Main	6`8" x 4`10"
Kitchen	Main	13`3" x 8`3"	Dining Room	Main	9`9" x 11`4"
Living Room	Main	12`7" x 10`6"	Bedroom	Main	11`9" x 9`5"
4pc Bathroom	Main	8`3" x 4`10"	Nook	Main	4`11" x 3`0"
Bedroom - Primary	Main	11`10" x 9`11"	Walk-In Closet	Main	5`5" x 2`11"
4pc Ensuite bath	Main	8`2" x 4`11"	Balcony	Main	9`8" x 5`7"

Legal/Tax/Financial

Condo Fee:
\$409

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1512174**

Remarks

Pub Rmks: **Discover your ideal home in the highly sought-after Skyview Ranch neighbourhood! This top-floor condo with titled underground parking combines modern living with exceptional convenience, offering 2 bedrooms with windows and 2 bathrooms within 823 square feet of thoughtfully designed space. The open floor plan welcomes an abundance of natural light, enhancing the bright and airy feel throughout the condo. The spacious living and dining areas effortlessly extend to a private balcony equipped with a gas line, perfect for hosting BBQs or simply unwinding outdoors. The kitchen is a culinary delight with its stainless steel appliances, pristine white cabinetry and elegant tile backsplash. The primary bedroom is a serene retreat with a walk-through closet featuring mirrored doors and an elegant full bath, ensuring privacy and comfort. The second bedroom is also well-appointed with a mirrored closet and convenient access to a full bathroom located on the same floor, offering additional privacy and ease for residents. For added functionality, the open floor plan includes a built-in desk, perfect for a home office or study area. You'll also enjoy the ease of titled, heated underground parking, along with extra visitor parking for guests. Located in a community with excellent amenities, you'll have access to a nearby community park where kids can play and friends can gather. Convenience stores, schools, parks, playgrounds, and public transit are all close by, making this condo a blend of modern comfort and everyday practicality. Don't miss the opportunity to make this beautiful condo your new home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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











