



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #2310, Calgary T3N0P5

MLS®#: **A2162735**

Area: **Skyview Ranch**

Listing Date: **09/05/24**

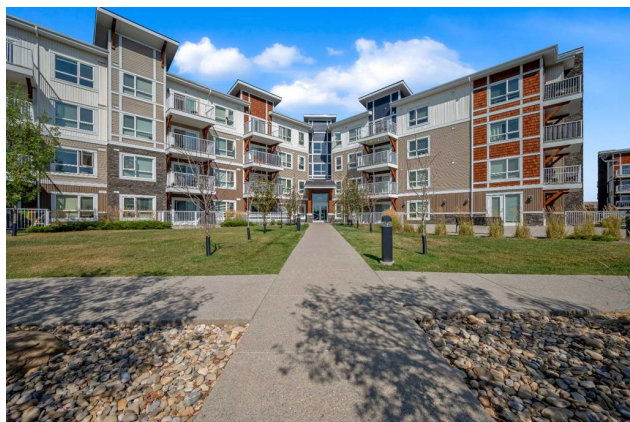
List Price: **\$289,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **589**
Low Sqft:
Ttl Sqft: **589**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

13
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`8" x 10`0"	Bedroom	Main	8`8" x 9`0"
4pc Bathroom	Main	7`9" x 4`11"	Kitchen	Main	11`0" x 8`7"
Living Room	Main	11`0" x 15`9"			

Legal/Tax/Financial

Condo Fee: **\$290**
Title: **Fee Simple**
Fee Freq:

Zoning: **M-1**

Monthly

Legal Desc: **1610579**

Remarks

Pub Rmks: **Discover urban living at its finest in this cozy yet stylish Skyview condo! Perfectly situated in the heart of Skyview, this 1-bedroom, 1- Den, 1-bathroom, gem offers the ideal blend of comfort and convenience. Titled car stall parking, Open-Concept Living Enjoy a spacious living area with abundant natural light, perfect for entertaining or relaxing. *Upgraded Kitchen* Features sleek stainless steel appliances, quartz countertops, and ample cabinet space. *Comfortable Bedroom* A tranquil retreat with large windows and generous closet space. *Modern Bathroom* Includes contemporary fixtures and a luxurious bathtub. *Private Balcony* with BBQ gas line, Perfect for morning coffee or evening relaxation with a Beautiful view. *In-Unit Laundry* For added convenience and ease. Located just steps away from popular restaurants, gas station, park, vibrant nightlife, shopping, schools, bus stops and public transportation, this condo offers the ultimate urban lifestyle. Don't miss the opportunity to make this charming condo your new home!**

Inclusions: **Blinds**
Property Listed By: **SkaiRise Realty**

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