

**302 SKYVIEW RANCH Drive #4113, Calgary T3N0P5**

MLS®#: **A2163974**      Area: **Skyview Ranch**      Listing Date: **09/08/24**      List Price: **\$327,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$12k, 26-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

DOM

**86**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Finished Floor Area  
 Abv Sqft: **823**  
 Low Sqft:  
 Ttl Sqft: **823**

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Cork**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`11" x 9`11"	Bedroom	Main	13`9" x 9`5"
Living Room	Main	17`3" x 10`7"	Kitchen	Main	13`0" x 8`4"
Nook	Main	7`1" x 11`5"	4pc Ensuite bath	Main	8`3" x 4`11"
4pc Bathroom	Main	8`3" x 4`11"	Balcony	Main	9`10" x 6`10"
Laundry	Main	6`9" x 4`11"	Walk-In Closet	Main	5`5" x 3`0"
Entrance	Main	4`11" x 4`0"			

Legal/Tax/Financial

Condo Fee:  
**\$426**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1610012**

Remarks

Pub Rmks: **PRICE DROPPED!!! Welcome to this beautiful and well-maintained condo unit located in well sought after community of Skyview Ranch, Calgary. This unit boasts of 823.2 square feet of living space and is located on the main level. This Open floor concept unit offers a sanctuary of light and space that will surely pick your interest when you step in through the door. It features a large living room that overlooks the front balcony ,2 spacious bedrooms with large windows (a primary bedroom with its 4-piece ensuite bathroom and a large Walk-in closet, a second great size bedroom), a good size kitchen with stainless steel appliances and a breakfast nook, a second 4-piece bathroom plus the convenience of an in-unit laundry completes this level. This property is located within walking distance to transit, a vibrant plaza with grocery stores, restaurants, gas station, school, playground/parks and few minutes drive to YYC airport, major roads Stoney TR, Country Hills Blvd., Metis TR, Deerfoot TR etc. Additionally, this unit comes with an assigned storage and a titled underground heated parking stall to keep your vehicle clean and warm during those cold winter days. Recent upgrades include fresh coat of painting throughout the whole unit. Weather you are looking for a home or an investment property this might just be the right fit so don't miss out on this opportunity to make this beautiful unit yours. Book your viewing today with your favourite realtor.**

Inclusions: **N/A**  
Property Listed By: **Premiere Realty Direct**

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









