



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**302 SKYVIEW RANCH Drive #3408, Calgary T3N 0P5**

MLS®#: **A2164247**      Area: **Skyview Ranch**      Listing Date: **09/09/24**      List Price: **\$310,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$25k, 07-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:

Access:  
 Lot Feat:  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **817**  
 Low Sqft:  
 Ttl Sqft: **817**

DOM

**72**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`3"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 14`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`9" x 8`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 8`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`7" x 12`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 17`5"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$426

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1512175

Remarks

Pub Rmks: **\*\*\*Massive price reduction\*\*\* Tremendous Value here for this well maintained and home in a well managed building! Step into the owners box as a proud owner or investor! This 2 bedroom + 2 bathroom home, located on the top floor of this well managed condominium, features an attractive floorplan ideal for all buyer types. After entering the home you are greeted by a timeless kitchen with quartz countertops, gorgeous cabinets, interlaced backsplash, and a stainless appliance package. There is plenty of room for your dining table and perhaps a future island. this kitchen offers an attractive space daily living and culinary magic. This home is a joy to entertain in thanks to the open floorplan, featuring a generous living room, large balcony and a well positioned desk for working from home or studying. Your primary bedroom is spacious & boasts walk through covered closets leading to your private ensuite. The ensuite is attractive and has an easy to maintain feel. The second bedroom, ideally located on the other side of the living room, provides space between bedrooms giving added privacy for you and your kids, guests, or roommates. Conveniently located within a short walk to shopping, restaurants, playgrounds, walking paths, and 2 schools, this home offers a great property both to live or invest in. For added convenience, there is ample visitor parking right outside the front door along with street parking viewable from the top floor balcony. Being a top floor home, you have an unobstructed view above the homes across the street along with a view of the mountains on a clear day. Book a private tour with your favourite Realtor and come see what could be your next home.**

Inclusions: Key Fobs to Building x2

Property Listed By: CIR Realty

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











