



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #2303, Calgary T3N0P5

MLS® #: **A2164587**

Area: **Skyview Ranch**

Listing Date: **09/10/24**

List Price: **\$335,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **859**
Low Sqft:
Ttl Sqft: **859**

DOM

71
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Off Street,Stall,Underground**

Utilities and Features

Roof: **Baseboard**

Construction: **Aluminum Siding ,Wood Frame**

Sewer:
Ext Feat: **Balcony,Garden,Playground**

Flooring: **Carpet,Ceramic Tile,Vinyl**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Oven,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,See Remarks**

Water Source:
Fnd/Bsmt:

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`8" x 15`9"
Living Room	Main	11`4" x 11`10"
Kitchen	Main	9`1" x 7`6"
4pc Bathroom	Main	4`10" x 9`11"

Room	Level	Dimensions
Bedroom	Main	9`1" x 11`5"
Dining Room	Main	11`4" x 6`6"
4pc Ensuite bath	Main	8`3" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$360

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1610579**

Remarks

Pub Rmks: **This stunning 2 Bedroom CORNER unit is a perfect blend of comfort and accessibility, making it an exceptional opportunity for investors or first-time homebuyers alike. Situated just footsteps away from a variety of amenities and transportation options, this home truly has it all! Step inside and be welcomed by bright, modern colors and an exquisite kitchen featuring stainless steel appliances, quartz countertops, and sleek white cabinetry. The open-concept layout is designed to maximize space and light, with large windows filling the home with natural sunlight, creating a warm and airy atmosphere. Enjoy the added convenience of your own in-suite laundry located in a separate, easily accessible room. No more shared laundry spaces! One of the standout features of this unit is the TWO PARKING STALLS—an absolute bonus in a bustling location. Plus, the building offers visitor parking and is pet-friendly! Located in close proximity to schools, shopping, dining, and major roadways, this is the place to be. Don't miss out book your private showing today!**

Inclusions: **none**
Property Listed By: **eXp Realty**

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









