



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #6203, Calgary T3N 0P5

MLS®#: **A2165878** Area: **Skyview Ranch** Listing **09/27/24** List Price: **\$360,900**
 Status: **Active** County: **Calgary** Change: **-\$14k, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Finished Floor Area
 Abv Sqft: **813**
 Low Sqft:
 Ttl Sqft: **813**

DOM

55
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`0" x 9`11"	Living Room	Main	12`4" x 10`6"
Kitchen	Main	8`10" x 13`7"	Dining Room	Main	9`0" x 10`7"
Den	Main	5`0" x 6`2"	Bedroom	Main	13`11" x 9`5"
4pc Ensuite bath	Main	8`3" x 4`11"	4pc Bathroom	Main	8`4" x 5`0"

Legal/Tax/Financial

Condo Fee: **\$409** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **1512937**

Remarks

Pub Rmks: **Discover this beautiful & modern 2 bed 2 bath apartment condo situated in the thriving community of Skyview Ranch. Perfect for first-time homebuyers, young professionals, or savvy investors, this stylish unit offers an open-concept living area with plenty of natural light and upgraded lighting fixtures. The chef-inspired kitchen is equipped with high-end stainless steel appliances, stunning countertops, and abundant storage, making meal prep a joy. The spacious living room provides the perfect space for relaxation and leads out to your private balcony, ideal for enjoying your morning coffee or evening sunsets. This well-designed floor plan includes a generously sized primary bedroom with a walk-in closet and a sleek ensuite bath. The second bedroom is perfect for guests, or a cozy space for a growing family. The unit also comes with in-suite laundry, open office space, titled underground parking, and easy access to additional amenities like visitor parking. Enjoy the convenience of living close to major roadways, including Deerfoot Trail and Stoney Trail, with nearby public transit making it easy to commute to downtown Calgary and minutes away from International Airport. Skyview Ranch is a family-friendly community, complete with schools, parks, and shopping all within walking distance or few minutes drive to Costco, Cross Iron Mills, Chalo Freshco, Shoppers and all the major banks for your daily needs. Don't miss out on this exceptional opportunity to own a contemporary home in one of Calgary's fastest-growing neighbourhoods.**

Inclusions:
Property Listed By: **Curtains
PREP Realty**

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











