



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #5104, Calgary T3N 0P5

MLS®#: **A2170898**

Area: **Skyview Ranch**

Listing Date: **10/04/24**

List Price: **\$340,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 16-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **828**
Low Sqft:
Ttl Sqft: **828**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

60

Layout

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

Parking

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

Access:

Lot Feat:
Park Feat: **220 Volt Wiring,Stall**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame,Wood Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Brick/Mortar**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Range,Microwave,Microwave Hood Fan**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 10`5"	Dining Room	Main	4`9" x 11`4"
Bedroom - Primary	Main	9`9" x 11`9"	4pc Ensuite bath	Main	8`1" x 4`8"
Kitchen	Main	8`2" x 13`6"	Laundry	Main	7`3" x 4`9"
Bedroom	Main	11`8" x 9`4"	4pc Bathroom	Main	5`4" x 7`9"

Legal/Tax/Financial

Condo Fee: **\$410** Title: **Fee Simple** Zoning: **M-1**

Fee Freq: **Monthly**

Legal Desc: **1610013**

Remarks

Pub Rmks: **Welcome to this beautifully updated unit in the sought-after Orchard Sky community! Featuring modern finishes and an open-concept design, this unit is perfect for those who appreciate contemporary style and comfort. Freshly painted with new laminate flooring, the space is bright and inviting, thanks to large windows that flood the home with natural light. The kitchen boasts sleek stainless steel appliances, elegant quartz countertops, and ample cabinet space, making it a chef's dream. Entertain with ease in the spacious dining area and living room, perfect for hosting family and friends. Your master suite is a private retreat with a generously sized walk-through closet and its own ensuite bathroom. The second bedroom has been tastefully upgraded, including the removal of the popcorn ceiling for a refined, modern touch. This unit also includes a second full bathroom, in-suite laundry with additional storage, and a private outdoor patio for relaxing or grilling during the warmer months. Located in a prime area, the complex is close to schools, parks, transit, major roadways, and a variety of amenities just minutes away. Whether you're a first-time homebuyer, an investor, or someone looking to enjoy the perks of condo living, this unit is a fantastic opportunity. Book your showing today and make this exceptional home yours!**

Inclusions: **None**
Property Listed By: **URBAN-REALTY.ca**

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