



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #2113, Calgary T3N0P3

MLS®#: **A2174125** Area: **Skyview Ranch** Listing Date: **10/23/24** List Price: **\$362,000**
 Status: **Active** County: **Calgary** Change: **-\$8k, 24-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **1,334 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **858**
 Low Sqft:
 Ttl Sqft: **858**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Covered Courtyard,Playground**

Construction: **Concrete,Vinyl Siding**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Chandelier,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`0" x 4`11"	4pc Ensuite bath	Main	4`11" x 8`4"
Bedroom	Main	11`5" x 9`2"	Dining Room	Main	10`2" x 10`8"
Living Room	Main	8`1" x 9`1"	Bedroom - Primary	Main	20`2" x 12`8"

Legal/Tax/Financial

Condo Fee: **\$392** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 1610579

Remarks

Pub Rmks: **Former Show Home Unit in the Highly Desirable Skyview Community, Just Steps Away from All Amenities! As you step into this stunning show home, you're greeted by an open floor plan featuring stylish accent walls, upgraded light fixtures, a quartz kitchen island, floor-to-ceiling cabinets, and stainless steel appliances. The spacious living room, complete with a cozy office nook, is bright and inviting—perfect for those chilly winter days. The practical dining area flows seamlessly from the kitchen. The master bedroom boasts his and hers closets and an ensuite bathroom, making it an ideal retreat for couples. The second bedroom features a large window and closet, conveniently located across from a full bathroom. Additional perks include in-unit laundry and a titled underground parking space. The main floor enclosed courtyard is a fantastic gathering spot for family and friends. Don't miss this opportunity to own in the sought-after Orchard Sky community! Enjoy easy access to green spaces, playgrounds, schools, dining, and transit, with convenient routes to Deerfoot Trail and Stoney Trail.**

Inclusions: **WINDOW COVERINGS**
Property Listed By: **TREC The Real Estate Company**

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







