



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #7112, Calgary T3N 0P5

MLS®#: **A2175176** Area: **Skyview Ranch** Listing Date: **10/26/24** List Price: **\$270,000**
Status: **Pending** County: **Calgary** Change: **-\$5k, 05-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: **598**
Low Sqft:
Ttl Sqft: **598**

DOM

25
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer**
Int Feat: **Breakfast Bar, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9' 0" x 8' 0"	Living/Dining Room Combination	Main	15' 5" x 10' 11"
Foyer	Main	8' 11" x 3' 11"	Bedroom - Primary	Main	9' 11" x 9' 11"
Walk-In Closet	Main	6' 0" x 3' 10"	Bedroom	Main	8' 11" x 8' 7"
4pc Bathroom	Main	7' 8" x 4' 11"	Laundry	Main	3' 2" x 3' 2"

Legal/Tax/Financial

Condo Fee: **\$337** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **1512719**

Remarks

Pub Rmks: **Discover this stunning ground floor unit in the desirable community of Skyview Ranch , offering a perfect blend of comfort and convenience. Backing onto lush green space, this condo features convenient stall parking right in front of the building, making access a breeze. Boasting a well-designed layout, this 1 bedroom plus den (which qualifies as a second bedroom due to its sprinkler system) offers versatility for guests or additional occupants. The spacious living area is illuminated by large, bright windows, creating an inviting atmosphere filled with natural light. The main bathroom is a functional 4-piece, and in-suite stacked laundry adds to the convenience of daily living. Step outside from the open living room to your private patio area—perfect for enjoying the outdoors. The main bedroom includes a generous walk-in closet, providing ample storage space. This unit is beautifully appointed with stainless steel appliances and quartz countertops, situated within an excellent complex that enhances your lifestyle.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







