



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #7311, Calgary T3N0P5

MLS®#: **A2175413**

Area: **Skyview Ranch**

Listing Date: **10/25/24**

List Price: **\$274,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 02-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **598**
Low Sqft:
Ttl Sqft: **598**

DOM

89
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Elevator,Kitchen Island,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|---------------|----------------|-------|---------------|
| Bedroom - Primary | Main | 10`1" x 9`9" | Walk-In Closet | Main | 6`2" x 3`10" |
| Living Room | Main | 15`6" x 11`1" | Kitchen | Main | 8`10" x 11`0" |
| Balcony | Main | 9`3" x 5`8" | Laundry | Main | 3`3" x 3`3" |
| Entrance | Main | 9`0" x 3`9" | 4pc Bathroom | Main | 7`9" x 4`11" |
| Bedroom | Main | 8`8" x 9`0" | | | |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$337

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: 1512719;458

Remarks

Pub Rmks: ****2-BEDS | 1-BATH | 3rd FLOOR UNIT | HEATED UNDERGROUND TITLED PARKING**.** Welcome to your New home in Skyview Ranch NE! This 2-Bedroom condo with Low-condo Fees is ideal for First-time Buyers or Investors. As you walk through, you will find open floor plan, modern Kitchen featuring quartz countertops, Stainless steel appliances, and plenty of storage. UNOBSTRUCTED VIEWS of Rocky Mountains from your large Balcony. You'll love the Heated underground parking with Separate storage and the convenience of Laundry right in your own suite. Situated close to shopping plaza, restaurants, playgrounds, walking paths, and two schools, this condo is in an ideal location. There is a lot of visitor parking and additional street parking for your convenience. Book your private showing today!

Inclusions: None
Property Listed By: CIR Realty

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





