



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #3203, Calgary T3N0P5

MLS® #: **A2177447** Area: **Skyview Ranch** Listing Date: **11/07/24** List Price: **\$344,999**
 Status: **Active** County: **Calgary** Change: **-\$4k, 13-Dec** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **833**
 Low Sqft:
 Ttl Sqft: **833**

DOM

44
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

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

Construction: **Unknown**
 Flooring: **Carpet, Cork**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 5`0"	4pc Ensuite bath	Main	8`3" x 5`1"
Bedroom	Main	14`4" x 9`6"	Dining Room	Main	5`7" x 16`10"
Kitchen	Main	8`5" x 13`7"	Laundry	Main	5`0" x 6`11"
Living Room	Main	12`4" x 10`8"	Bedroom - Primary	Main	12`1" x 10`1"

Legal/Tax/Financial

Condo Fee: **\$444** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **1512175**

Remarks

Pub Rmks: **** DISCOVER THE COMFORT AND CONVENIENCE OF APARTMENT LIVING, OF WELL DESIGNED, TITLED UNDERGROUND PARKING STALL, SITUATED ON THE 2ND FLOOR AND IS CONVENIENTLY LOCATED ADJACENT TO THE BUILDING'S ELEVATOR. ** * This pristine 833.39 sq ft unit boasts 2 bedrooms and 2 bathrooms. The open-concept layout features cork flooring throughout the living space, a kitchen with quartz countertops, stainless steel appliances, and plenty of storage and counter space. * It also includes a dining area, built-in desk space, and a bright living room that opens to a balcony with a gas line. The primary bedroom offers a walk-through closet with sliding glass doors and a 4-piece ensuite. * The unit also includes a second bedroom, a 4-piece bathroom, and stacked laundry with additional storage space. * A titled parking stall in the secure underground parkade and a storage unit in front of the stall are also included. * Well-maintained and showing pride of ownership, this unit presents a fantastic opportunity to own in the sought-after Orchard Sky community. Conveniently located near green spaces, playgrounds, schools, restaurants, and transit, with easy access to Deerfoot Trail (QEII), Stoney Trail, Country Hills Blvd, and just a short drive to the airport.**

Inclusions: **N/A**
Property Listed By: **Five Star Realty**

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









