



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: **\$359,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      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

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

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

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









