



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #4116, Calgary T3N 0P5

MLS®#: **A2178191**

Area: **Skyview Ranch**

Listing Date: **11/08/24**

List Price: **\$327,900**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **848**
Low Sqft:
Ttl Sqft: **848**

Parkade, Underground

DOM

13

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**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s), Quartz Counters, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	8`11" x 3`1"
Laundry	Main	3`5" x 6`5"
Bedroom	Main	9`8" x 11`3"
Kitchen	Main	7`8" x 9`0"
Bedroom - Primary	Main	10`4" x 12`0"
4pc Ensuite bath	Main	8`3" x 4`11"

Room	Level	Dimensions
Nook	Main	3`5" x 6`5"
4pc Bathroom	Main	8`3" x 4`11"
Dining Room	Main	9`11" x 10`0"
Living Room	Main	12`1" x 13`7"
Walk-In Closet	Main	3`7" x 4`3"

Legal/Tax/Financial

Condo Fee:
\$444

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1610012**

Remarks

Pub Rmks: **Presenting a spacious and light-filled end unit apartment in the vibrant, maturing community of Skyview Ranch. This open-concept floorplan features two generously sized bedrooms and two full baths, with an abundance of natural light streaming in through large windows on two sides. The primary bedroom offers a walk-through closet leading to a private 4-piece ensuite, providing a sense of retreat and convenience. The secondary bedroom is thoughtfully separated from the primary by a well-designed living area, dining space, and modern kitchen, ensuring privacy and functionality. The welcoming entrance foyer offers ample closet space for coats and footwear, while a dedicated office nook with a built-in desk and connectivity adds versatile workspace. The kitchen boasts stainless steel appliances, sleek quartz countertops, an undermount sink, and ample storage, ideal for efficient daily living. Durable flooring throughout and cozy carpeting in the bedrooms enhance comfort and low-maintenance living. A titled underground parking stall is included in a prime location, adding extra value to this property. This unit represents an excellent rental investment opportunity, with a long-term, reliable tenant already in place. The current lease extends until July 31, 2025, pays \$1,950 per month. Skyview Ranch offers convenient access to Calgary International Airport, Deerfoot Trail, Stoney Trail, and nearby Airdrie. Enjoy a neighborhood rich in amenities, including schools, shopping, and ample green spaces, making it an ideal choice for buyers seeking both comfort and community.**

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

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









