

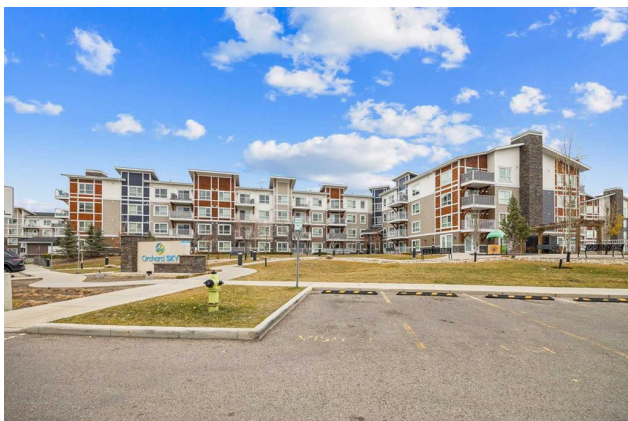


THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #2206, Calgary T3N 0P5

MLS®#: **A2179200** Area: **Skyview Ranch** Listing Date: **11/15/24** List Price: **\$320,000**
 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:

Heated Garage,See Remarks,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **823**
 Low Sqft:
 Ttl Sqft: **823**

DOM

6

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: **Concrete**
 Flooring: **Carpet,Cork,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Open Floorplan,Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`4" x 8`4"	Dining Room	Main	11`6" x 8`11"
Living Room	Main	12`4" x 10`6"	Office	Main	4`11" x 2`11"
Laundry	Main	6`10" x 4`11"	Bedroom - Primary	Main	11`11" x 9`11"
Bedroom	Main	11`11" x 9`5"	4pc Ensuite bath	Main	8`3" x 4`11"
4pc Bathroom	Main	8`3" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$391

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: **1610579**

Remarks

Pub Rmks: **Discover the perfect blend of modern living and convenience in this stunning 2-bedroom, 2-bathroom condo! Ideally situated in a vibrant neighborhood, you'll love the close proximity to shopping centers, parks, playgrounds, and top-rated schools. Easy access to major routes ensures stress-free commuting. Step inside and be captivated by the bright, open-concept design featuring upgraded cork flooring, sleek white cabinetry, stainless steel appliances, quartz countertops, and oversized windows that flood the space with natural light. Thoughtfully designed, this home boasts numerous upgrades, including full-height cabinetry, a built-in desk area, luxurious soaker tubs, in-suite laundry, and a private, covered balcony perfect for relaxing or entertaining. As an added bonus, this home includes a titled underground heated parking stall, an assigned storage locker, visitor parking, a gas BBQ, and a portable air conditioner to keep you comfortable year-round. Move-in ready and designed for modern comfort, this condo offers the ideal balance of style, convenience, and community. Make it yours today!**

Inclusions: **BBQ and portable air conditioner**
Property Listed By: **Real Broker**

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





