



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #2103, Calgary T3N0P5

MLS®#: **A2179767** Area: **Skyview Ranch** Listing Date: **11/18/24** List Price: **\$329,900**
 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: **Underground**

Finished Floor Area

Abv Sqft: **863**
 Low Sqft:
 Ttl Sqft: **863**

DOM

2

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: **Vinyl Siding**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`8" x 15`9"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	9`2" x 9`1"
Laundry	Main	3`4" x 3`10"	Dining Room	Main	10`2" x 8`4"
Living Room	Main	11`5" x 15`6"	Kitchen	Main	9`1" x 8`10"

Legal/Tax/Financial

Condo Fee: **\$408** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **1610579**

Remarks

Pub Rmks: **Welcome to this main floor former Show-Suite featuring 2 bedrooms ,2 full baths ,Titled parking and a storage . The unit boasts an open-concept layout with generously sized bedrooms and ample storage space. Conveniently located on the ground floor which makes it super easy to access the unit in no time . The master bedroom is good sized and has its own walk-in closet and a full ensuite bath. The second bedroom is generously sized and is on the opposite side to get maximum privacy. There is a second full bathroom for the second bedroom occupant or visiting guests. Both bathrooms have tub/shower combo, extra storage and a single vanity that offers a good amount of storage under sink as well. The kitchen features stainless steel appliances, quartz countertops and ample cabinet storage. This unit has in-suite laundry as well. The balcony offers good views and is perfect for a summer bar be que. Parking is a delight with the titled underground parking. A lot of visitors parking makes it convenient for guests to park their vehicles safely. Close to schools, parks and shopping areas, this unit offers everything that would make an owner comfortable.**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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







