



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #1406, Calgary T3N 0P5

MLS® #: **A2180885** Area: **Skyview Ranch** Listing Date: **12/05/24** List Price: **\$324,786**
 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: **813**
 Low Sqft:
 Ttl Sqft: **813**

Underground

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Lighting**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Cork,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Elevator,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`11" x 4`5"	Living Room	Main	12`4" x 10`7"
Dining Room	Main	11`1" x 5`6"	Kitchen	Main	13`3" x 8`4"
Bedroom - Primary	Main	11`11" x 10`0"	4pc Ensuite bath	Main	8`2" x 4`11"
Bedroom	Main	14`3" x 9`5"	4pc Bathroom	Main	8`3" x 4`11"
Laundry	Main	6`11" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$423** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq: **Monthly**

Legal Desc: 1512174

Remarks

Pub Rmks: **This top floor unit with 9 ft ceilings, offers an awesome open view from the living room and the balcony that you will love. Clean and spacious open layout plan with lots of natural light. Large Living room, dining area, built-in computer nook, and a beautiful white kitchen with stainless steel appliances. Cork flooring in the main area and tiles in the bathrooms. Primary bedroom has a 4 piece En-suite and walk-thru his and her closet space. Second bedroom is a very good size too. There is a second 4 piece main bathroom. Mirrored closet doors add a nice finish. In-suite laundry, indoor heated parking, lots of visitor parking, elevator to make your life easy. Close to abundance of amenities, like, Playgrounds, Parks, Medical, Dining, restaurants nearby, too. Excellent location - close to, major routes like Country hills, Stoney, Airport Trail and Metis Trail, Transit, Schools, future LRT. 15 minutes or less to the Airport. Come and enjoy the carefree lifestyle in this Very Clean and beautiful 2 Bedrooms, 2 Bathrooms unit in the popular community of Skyview.**

Inclusions: N/A
Property Listed By: URBAN-REALTY.ca

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







