



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #1103, Calgary T3N 0P5

MLS®#: **A2183115** Area: **Skyview Ranch** Listing Date: **12/13/24** List Price: **\$318,000**
 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: **Stall**

Finished Floor Area

Abv Sqft: **811**
 Low Sqft:
 Ttl Sqft: **811**

DOM

8

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Open Floorplan,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`2"	4pc Ensuite bath	Suite	4`10" x 8`2"
Bedroom - Primary	Main	9`11" x 11`11"	Bedroom	Main	9`4" x 13`8"
Living Room	Main	10`7" x 12`7"			

Legal/Tax/Financial

Condo Fee: **\$426** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 1512174

Remarks

Pub Rmks: **Welcome to this charming 2-bedroom, 2-bathroom condo in Orchard Sky. This home boasts modern finishes throughout, including quartz countertops, stainless steel appliances, and stylish chrome fixtures. The open-concept kitchen and living room create a spacious area perfect for both entertaining and relaxation, plus a built in desk for a work-from-home atmosphere. The primary bedroom features a generous walkthrough closet that leads to a private ensuite. The second bedroom offers ample closet space, with an additional bathroom conveniently nearby. The in-unit laundry room is equipped with a full-sized washer and dryer, plus extra storage for your convenience. Enjoy the affordability of condo fees in the low \$400s, which include heat and water. This unit is ideally located near schools, parks, shopping centers, and offers easy access to Stoney Trail. Schedule your showing today and make this delightful condo your new home!**

Inclusions:
Property Listed By: **Window Coverings
Royal LePage Arteam Realty**

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





