



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #2108, Calgary T3N0P3

MLS®#: **A2183389** Area: **Skyview Ranch** Listing Date: **12/13/24** List Price: **\$279,900**
 Status: **Active** County: **Calgary** Change: **-\$7k, 13-Feb** 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: **731**
 Low Sqft:
 Ttl Sqft: **731**

Parkade,Stall,Titled,Underground

DOM

71
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line,Courtyard,Playground**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Cork**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,See Remarks**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$355** Title: **Fee Simple** Zoning: **M-1**

Legal Desc:

1610579

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to Orchard Sky - Check out this amazing Former Show Suite in great condition with a modern touch!! Very well maintained boasting an open concept, contemporary layout with large windows allowing natural light to permeate throughout the living area. The modern kitchen comes with stainless steel appliances, sleek white quartz countertops and plenty of neutral toned cabinets. This unit also features a dining area, in-suite laundry, a large patio with BBQ gas hook-up and heated underground parking with a large storage unit. There are two spacious bedrooms and 4-piece ensuite bathroom complete with soaker tub. This is Skyview Ranch living at its finest, the well maintained complex is only a short walk/drive to transit, major roadways, minutes from shopping and restaurants. Don't let this one slip away, book your showing today!

Inclusions:

none

Property Listed By:

RE/MAX House of Real Estate

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





