

302 SKYVIEW RANCH Drive #2212, Calgary T3N0P5

MLS®#: **A2187115** Area: **Skyview Ranch** Listing Date: **01/13/25** List Price: **\$270,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2017**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **609**
 Low Sqft:
 Ttl Sqft: **609**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Private Entrance**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 5`1"	Bedroom	Main	8`9" x 9`2"
Kitchen	Main	12`2" x 8`5"	Living Room	Main	11`2" x 16`1"
Bedroom - Primary	Main	9`11" x 10`3"			

Legal/Tax/Financial

Condo Fee: **\$302** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq: **Monthly**

Legal Desc: 1610579

Remarks

Pub Rmks: **Welcome to this 2 2-bedroom condo in the most desired community of Skyview Ranch. An excellent location to access Schools, Playgrounds, Shopping, and all Major highways. This well-maintained unit is waiting for you to call it a home. The open floor plan offers the kitchen with a breakfast counter and an open living room. Two sized bedrooms with a family washroom and in-suite Laundry complete the unit. An assigned parking stall is an additional future to secure this property. Please call your favorite Realtor to book your next showing**

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

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





