



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #4113, Calgary T3N 0P5

MLS®#: **A2187458**

Area: **Skyview Ranch**

Listing Date: **01/13/25**

List Price: **\$327,900**

Status: **Pending**

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: **823**
Low Sqft:
Ttl Sqft: **823**

Parkade, Underground

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**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	39`1" x 32`7"
Living Room	Main	56`7" x 34`9"
Nook	Main	23`3" x 37`6"
4pc Bathroom	Main	27`1" x 16`2"
Laundry	Main	22`2" x 16`2"
Walk-In Closet	Main	17`9" x 9`10"

Room	Level	Dimensions
Bedroom	Main	45`1" x 30`11"
Kitchen	Main	42`8" x 27`4"
4pc Ensuite bath	Main	27`1" x 16`2"
Balcony	Main	32`3" x 22`5"
Entrance	Main	16`2" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$426

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1610012**

Remarks

Pub Rmks: **Welcome home. This beautiful and meticulously maintained condo unit has it all and is in the well sought after community of Skyview Ranch, Calgary. This unit boasts of 823.2 square feet of living space and is located on the main level. This Open floor concept unit offers a sanctuary of light and space that will surely pick your interest when you step in through the door. It features a large living room that overlooks the front balcony ,2 spacious bedrooms with large windows (a primary bedroom with its 4-piece ensuite bathroom and a large Walk-in closet, a second great size bedroom), a good size kitchen with stainless steel appliances and a good size breakfast nook, a second 4-piece bathroom plus the convenience of an in-unit laundry completes this level. This property is located within walking distance to transit, a vibrant plaza with grocery stores, restaurants, gas station, school, playground/parks and few minutes drive to YYC airport, major roads Stoney TR, Country Hills Blvd., Metis TR, Deerfoot TR etc. Additionally, this unit comes with an assigned storage and a titled underground heated parking stall to keep your vehicle clean and warm during those cold winter days. Recent upgrades include fresh coat of painting throughout the whole unit and new flooring (luxury vinyl planks and carpet) flooring. Weather you are looking for a home or an investment property this might just be the right fit so don't miss out on this opportunity to make this beautiful unit yours. Book your viewing today with your favourite realtor.**

Inclusions: **N/A**
Property Listed By: **Premiere Realty Direct**

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









