



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #5407, Calgary T3N0P5

MLS® #: **A2189132** Area: **Skyview Ranch** Listing Date: **01/23/25** List Price: **\$369,900**
 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:

Underground

Finished Floor Area

Abv Sqft: **822**
 Low Sqft:
 Ttl Sqft: **822**

DOM

50
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **1610013**

Remarks

Pub Rmks: **Welcome to this EXCEPTIONAL 2-bedroom, 2-bathroom top floor condo in the sought-after community of Skyview Ranch, Calgary. With 822 sq. ft. of thoughtfully designed living space, this home is perfect for those seeking MODERN style and ultimate CONVENIENCE. The unit features cork flooring, quartz countertops, a great kitchen, plenty of cabinets, stainless steel appliances, offering both FUNCTIONALITY and ELEGANCE. The primary bedroom features its very own PRIVATE ensuite and both bedrooms have their own custom closets. This home also includes a nice balcony with a natural gas line for bbq's, an underground parking stall, and an unbeatable location. Situated close to shopping, dining, and amenities, it offers easy access to major highways, making downtown Calgary just a short drive away. Skyview Ranch's parks and walking trails are the PERFECT complement to this VIBRANT lifestyle. Whether you're a first-time buyer, downsizing, or looking for a low-maintenance lifestyle, this condo has it all. Don't miss out—schedule your showing TODAY!**

Inclusions:
Property Listed By: **Window coverings
MaxWell Canyon Creek**

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





