



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**

Finished Floor Area

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

DOM

**7**

Layout

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Underground**

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

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**





