



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**302 SKYVIEW RANCH Drive #4403, Calgary T3N0P5**

MLS®#: **A2194907**      Area: **Skyview Ranch**      Listing Date: **02/14/25**      List Price: **\$349,999**  
 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**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **Chandelier, Quartz Counters, Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 7`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 8`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`10" x 9`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`3" x 4`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`3" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 10`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`9" x 4`10"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$425

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1610012

Remarks

Pub Rmks: **Great Mountain view unit.Top floor unit,West facing balcony with awesome view of mountains.Walking distance to schools,shopping and bus stop. Easy access to country hills Blvd,Métis Trail,Stoney trail and Deerfoot trail. Minutes away from Airport.Welcome to this spacious 2 bedroom 2 bathroom condo unit which offers a comfortable and modern living experience.The open concept design features a well -lit living room that flows into a cozy dining area,perfect for entertaining or quite meals at home.The kitchen is equipped with stainless steel appliances and ample storage,quartz counter,making meal prep a breeze.A wide workspace beside the dining area is great feature of this unit.Both bedrooms are generously sized,offering privacy and convenience ,with the master bedroom featuring an en-suite bathroom.The second bathroom ,located near the living space ,ensures ease for guests and residents alike.The west facing balcony offers you great summer evening experience.This unit comes with a titled underground parking and as assigned storage space.Ideal for those seeking a blend of comfort and functionality.**

Inclusions: N/A  
Property Listed By: **Real Estate Professionals Inc.**

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











