



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #7215, Calgary T3N0P5

MLS® #: **A2196597**

Area: **Skyview Ranch**

Listing Date: **02/27/25**

List Price: **\$344,900**

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: **863**
Low Sqft:
Ttl Sqft: **863**

DOM

0

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Tile,Vinyl Plank**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Elevator,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	14`8" x 11`10"	Bedroom	Main	11`2" x 15`5"
4pc Ensuite bath	Main	4`10" x 8`1"	4pc Bathroom	Main	4`11" x 8`2"
Dining Room	Main	10`0" x 9`3"	Kitchen	Main	8`8" x 8`5"
Living Room	Main	12`5" x 14`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$497

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: 1512719

Remarks

Pub Rmks: **This beautifully refreshed corner unit in Skyview Ranch is move-in ready! Featuring two bedrooms, two full bathrooms, and an open, light-filled layout, this home has been tastefully updated with new vinyl flooring and recent fresh paint for a sleek, modern look. The quartz countertops add a touch of luxury, and the heated underground parking ensures comfort and convenience all year round. With schools, shopping, and transit just minutes away and quick access to Stoney Trail, this location is hard to beat! Whether you're a first-time buyer, investor, or looking to downsize, this home is a fantastic opportunity. Schedule your showing today!**

Inclusions: N/A
Property Listed By: eXp Realty

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







