



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**302 SKYVIEW RANCH Drive #2403, Calgary T3N 0P5**

MLS® #: **A2196805**      Area: **Skyview Ranch**      Listing Date: **02/26/25**      List Price: **\$350,000**  
 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:

Finished Floor Area  
 Abv Sqft: **862**  
 Low Sqft:  
 Ttl Sqft: **862**

**Stall,Underground**

DOM

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

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Playground,Storage**

Construction: **Asphalt,Concrete,Stone**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Elevator,Kitchen Island,No Smoking Home,Quartz Counters,Smart Home,Storage,Vinyl Windows,Wired for Data**  
 Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>    | <u>Room</u>         | <u>Level</u> | <u>Dimensions</u>     |
|--------------------------|--------------|----------------------|---------------------|--------------|-----------------------|
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>20`4" x 12`8"</b> | <b>Bedroom</b>      | <b>Main</b>  | <b>11`5" x 9`1"</b>   |
| <b>4pc Ensuite bath</b>  | <b>Main</b>  | <b>4`10" x 8`2"</b>  | <b>4pc Bathroom</b> | <b>Main</b>  | <b>10`1" x 4`11"</b>  |
| <b>Dining Room</b>       | <b>Main</b>  | <b>10`4" x 8`5"</b>  | <b>Living Room</b>  | <b>Main</b>  | <b>17`11" x 11`3"</b> |
| <b>Kitchen</b>           | <b>Main</b>  | <b>8`4" x 11`3"</b>  |                     |              |                       |

Legal/Tax/Financial

Condo Fee:  
**\$426**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1610579**

Remarks

Pub Rmks: **Welcome to this stunning top-floor corner unit in Skyview Ranch, one of Calgary's fastest-growing communities. Offering over 850 sq. ft. of bright and open living space, this 2-bedroom, 2-bathroom condo is exceptionally clean and filled with natural light. Enjoy breathtaking mountain views from the private balcony, which also includes a gas line for your BBQ, perfect for outdoor cooking and relaxation. The open-concept living area is spacious and inviting, ideal for entertaining. The modern kitchen boasts stainless steel appliances, ample cabinet space, and stylish countertops. The primary bedroom features a walk-in closet and an ensuite bath, while the second bedroom is generously sized—perfect for guests, a home office, or additional living space. In-suite laundry adds to the convenience of this well-designed unit. Parking is effortless with one heated underground stall and an additional assigned surface stall, along with plenty of visitor parking. A separate storage locker provides extra space. This location is unbeatable, within walking distance to schools, parks, shopping plazas, and daily essentials at Sky Pointe Landing and Redstone Market Square. Major roads like Stoney Trail and Deerfoot Trail are just minutes away, ensuring quick access to downtown Calgary, the airport (10 minutes away), and other key destinations. CrossIron Mills and Horizon Mall are also just 10 minutes away, offering extensive shopping, dining, and entertainment options. This is a fantastic opportunity for homebuyers and investors! Whether you're looking for a move-in-ready home in a growing community or a high-demand rental property, this unit offers modern living, unbeatable convenience, and excellent value. With strong rental potential, proximity to major amenities, and easy access to key roadways, this property is a smart investment for both personal use and long-term returns. Don't miss out on owning a prime condo in one of Calgary's most sought-after neighborhoods.**

Inclusions: **All window coverings**  
Property Listed By: **Brilliant Realty**

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













