

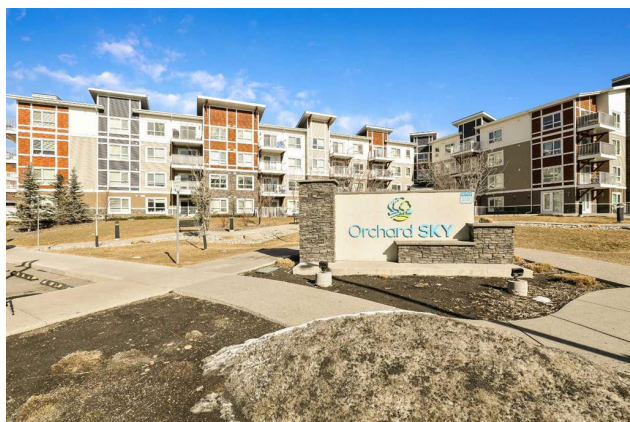


THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #2115, Calgary T3N 0P5

MLS® #: **A2198502** Area: **Skyview Ranch** Listing Date: **03/07/25** List Price: **\$375,000**
 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:

Underground

Finished Floor Area

Abv Sqft: **808**
 Low Sqft:
 Ttl Sqft: **808**

DOM

7

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Playground,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`11" x 4`10"	Kitchen	Main	8`3" x 13`3"
Dining Room	Main	5`8" x 7`6"	Living Room	Main	10`6" x 12`4"
Bedroom - Primary	Main	9`11" x 11`10"	Bedroom	Main	9`5" x 14`8"
Laundry	Main	4`11" x 6`9"	4pc Bathroom	Main	4`11" x 8`3"
4pc Bathroom	Main	4`11" x 8`3"			

Legal/Tax/Financial

Condo Fee:
\$391

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1610579**

Remarks

Pub Rmks: **MOVE-IN READY !!! Welcome to this main floor former Show-Suite featuring an open concept kitchen apartment with 2 spacious bedrooms, 2 bathrooms and Titled heated underground parking and a storage. A lot of visitors parking makes it convenient for guests to park their vehicles safely. This unit has a modern and bright colour, is clean and well maintained, and it faces a wide open space. This condo has In-Suite Laundry and a built in desk, perfect for a home office or study area. A large deck with a BBQ gas line, stainless steel appliances. Located in a community with excellent amenities, you'll have access to a nearby community park where kids can play and friends can gather. Convenience stores, schools, parks, playgrounds, and public transit are all close by, making this condo a blend of modern comfort and everyday practicality. Don't miss the opportunity to make this beautiful condo your new home!**

Inclusions: **Window covering**
Property Listed By: **MaxWell Capital Realty**

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







