



THE
A-TEAM

**RE/MAX
FIRST**

302 SKYVIEW RANCH Drive #3414, Calgary T3N 0P5

MLS® #: **A2200070**

Area: **Skyview Ranch**

Listing Date: **03/07/25**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **816**

Low Sqft:

Ttl Sqft: **816**

DOM

29

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Closet Organizers,Open Floorplan,Pantry**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee:
\$444

Title:
Fee Simple

Zoning:
M-1

Fee Freq:
Monthly

Legal Desc: **1512175**

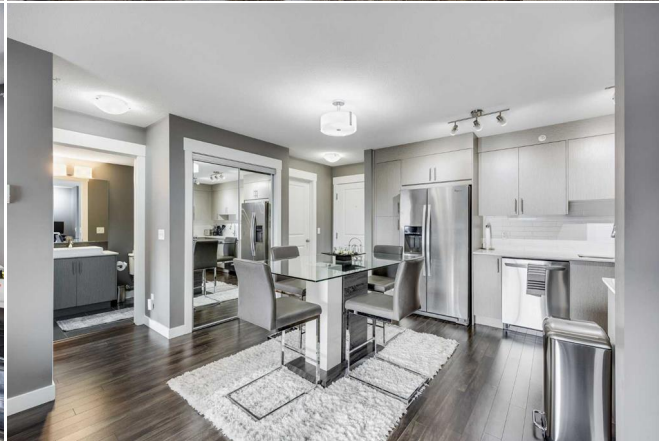
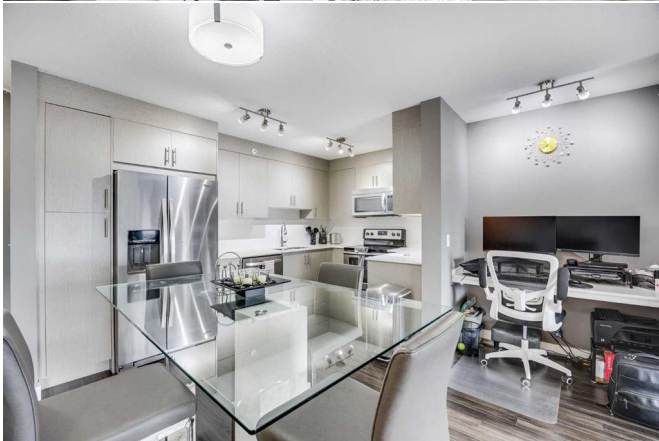
Remarks

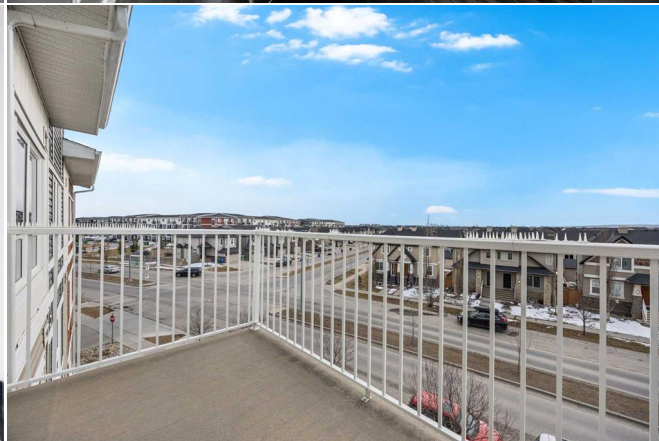
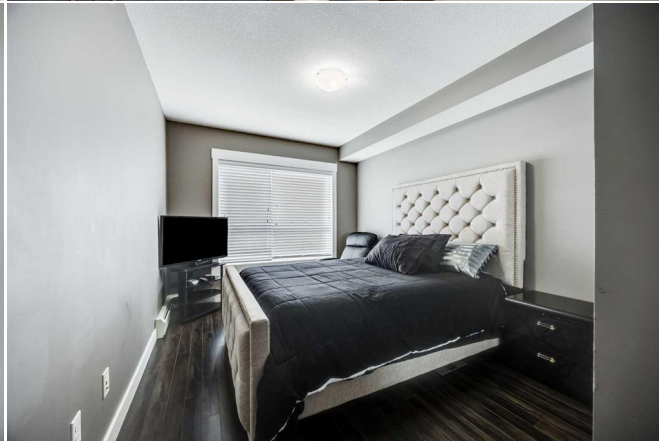
Pub Rmks: **Welcome to this bright and inviting top-floor condo in the sought-after community of Skyview Ranch! Offering 816.12 sq. ft. of thoughtfully designed living space, this 2-bedroom, 2-bathroom unit is the perfect blend of comfort and convenience. Step inside to discover a spacious open-concept layout that maximizes both natural light and functionality. The kitchen features modern cabinetry, sleek countertops, and plenty of prep space—ideal for home cooks or entertaining. The living area is warm and welcoming, with direct access to a private balcony, where you can unwind and enjoy the peace and quiet of a top-floor unit. The primary bedroom is generously sized, complete with a generous sized closet leading to a 4-piece ensuite. The second bedroom is versatile—great for guests, a home office, or additional family members. A second full 4-piece bathroom adds extra convenience. Recent upgrades include a brand-new dishwasher, washer, and dryer, all covered by an extended warranty, ensuring worry-free ownership. In-suite laundry and storage make everyday living effortless. Plus, this unit comes with a secure underground parking stall for added convenience. Location is everything, and Skyview Ranch delivers! Enjoy walking distance to everyday essentials, quick access to major shopping centres, Calgary Transit, and easy commutes to the airport. This home offers exceptional value in a thriving neighbourhood.**

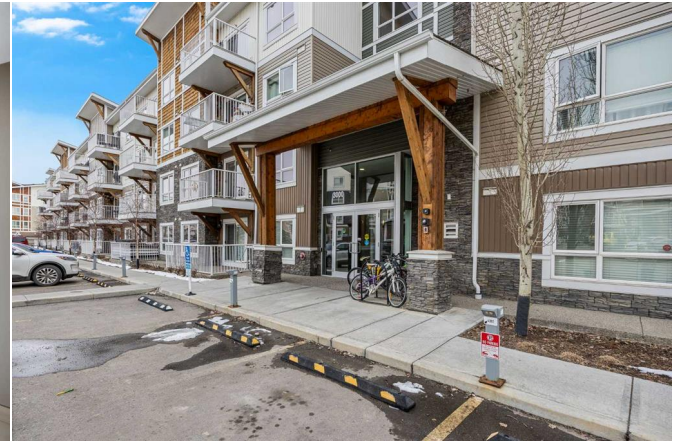
Inclusions: **N/A**
Property Listed By: **LPT Realty**

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









302 Skyview Ranch Dr, Calgary, AB

Main Floor Exterior Area 661.20 sq ft
Interior Area 816.12 sq ft

