


3112, 302 Skyview Ranch Drive SE

Calgary, Alberta

MLS # A2222717



\$315,000



<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Owned, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Central, None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 444
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	N/A		

Bright & Modern Main Floor Condo – Prime Skyview Ranch Location! Welcome to this beautifully designed main floor unit offering approx. 900 sq ft of comfortable living space in the heart of Skyview Ranch. With a modern layout, quality finishes, and unbeatable location, this home is perfect for first-time buyers, downsizers, or investors! Property Highlights: -Spacious open-concept layout with tons of natural light -Stylish kitchen featuring quartz countertops and stainless steel appliances -Two generously sized bedrooms with ample closet space -Two full bathrooms for added convenience -Stacked in-suite laundry -Direct patio access from the living area – perfect for enjoying morning coffee or entertaining -Approx. 900 sq ft of thoughtfully designed living space Location Perks: -Walking distance to schools, parks, playgrounds, and everyday amenities -Only 10 minutes to Calgary International Airport and CrossIron Mills Mall -Convenient access to major roads and transit Don’t miss this opportunity to own a bright, modern condo in a well established community with everything at your doorstep! Book your showing today and make this gem your new home!