

1104, 302 Skyview Ranch Drive NE  
Calgary, Alberta

MLS # A2224685



# \$319,900

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Washer, Dryer, Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher

Welcome to this beautifully maintained, 2-bedroom condo in the desirable community of Skyview Ranch. This thoughtfully designed unit features durable cork flooring throughout the main living and kitchen areas, with sleek tile in the bathrooms and laundry room. The modern kitchen boasts Whirlpool stainless steel appliances, quartz countertops, high-quality full-height cabinetry, and a stylish white subway tile backsplash. The primary bedroom includes a private 4-piece ensuite and double mirrored sliding-door closets. A spacious second bedroom offers a large window, ample closet space, and easy access to the main 4-piece bathroom. Additional highlights include a generous patio with a gas BBQ hookup, a titled surface parking stall, an in-suite laundry area, and a convenient office nook&mdash;perfect for working from home. Located within walking distance to public transit, playgrounds, schools, shopping, and with quick access to major Calgary roadways, this unit offers both comfort and convenience. Why rent when you can own at such an incredible price? Ideal for first-time buyers, investors, young professionals, or those looking to downsize. Book your showing today and make this exceptional home yours!