

7208, 302 Skyview Ranch NE  
Calgary, Alberta

MLS # A2242773



# \$260,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 602 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | On Street, Stall, Titled           |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                  |                   |        |
|--------------------|--------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Cork, Tile                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                | <b>Condo Fee:</b> | \$ 337 |
| <b>Basement:</b>   | -                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame        | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters |                   |        |

**Inclusions:** n/a

Bright & Modern 2-Bedroom Condo in Sought-After Skyview Ranch! Welcome to Orchard Sky, where style meets comfort in one of Calgary's most desirable and rapidly growing communities! This 2-bedroom unit offers beautiful east-facing views of green space, creating the perfect start to your day with warm natural light pouring through big windows. The sleek, modern kitchen features quartz countertops – ideal for home chefs and weekend entertainers alike. The open-concept living and dining area extends effortlessly onto your deck, offering space to relax. A full 4-piece bath and in-suite laundry add to the convenience of this stylish apartment. This unit also includes a titled parking stall. Enjoy the benefits of low condo fees and an unbeatable location First-time buyer, downsizing, or investing - this unit is a smart move in a high-demand area. Move-in ready and priced to sell - don't miss it!