



**GRASSROOTS**  
REALTY GROUP

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**3301, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2216449**



**\$339,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 497
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** See attached for list of furniture included in the sale

**2 BED | 2 BATH | CORNER UNIT | 2 TITLED PARKING SPOTS | ALL FURNITURE INCLUDED | ONE OF THE LARGEST UNIT IN BUILDING | NEW FLOORING** . Welcome to this exceptionally priced 2-bedroom, 2-bathroom, 2-parking spots, fully furnished corner unit in Skyview! Situated on the third floor, this highly sought-after end unit offers an abundance of natural light through numerous windows, creating a bright and inviting atmosphere. This unit comes with two parking spots for added convenience: one heated indoor parking spot close to the elevator with a dedicated storage space beside it and a second surface spot near the main entrance. For those looking for a turnkey property, most of the furniture is included, such as a pullout sectional sofa bed, two queen beds, two smart TVs (75" and 65"), a dresser, a gas BBQ, and more, making it ideal for both investors and first-time buyers. Brand-new luxury vinyl plank flooring gives the home a fresh, modern look from the moment you walk in. As you enter, you'll find a dedicated office nook, perfect for remote work or studying. The kitchen is designed with a breakfast bar and comes equipped with stainless steel appliances, ideal for both cooking and entertaining. The spacious living area, flooded with natural light from expansive windows on two walls, opens onto a private balcony with a gas line—perfect for summer BBQs. The primary bedroom is a true retreat, featuring a walk-in closet and a private 4-piece ensuite. The second bedroom is also generously sized, with an additional full bathroom nearby for added privacy and convenience, making this layout perfect for families or as a rental with separate accommodations. Located just steps from schools, shopping centers, restaurants, and parks, this unit is perfectly positioned to offer both comfort and convenience. Don't miss your

chance to call this remarkable unit home! Contact today to schedule a private viewing and explore the potential of this incredible property.