



**GRASSROOTS**  
REALTY GROUP

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**3201, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2220538**



**\$334,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Cork, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Bidet, Breakfast Bar, Open Floorplan, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 497
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this sunny and spacious 2-bedroom, 2-bathroom corner condo in the desirable Skyview Ranch community. This fully upgraded unit includes 2 titled parking spots&ampmdashone underground heated stall and one surface stall just steps from the door&ampmdashplus an assigned storage unit. Enjoy natural light all day with large east-facing windows and a private balcony overlooking a peaceful common area. The modern kitchen features quartz countertops, a raised breakfast bar, stainless steel appliances, and plenty of cabinet space&ampmdashperfect for cooking and entertaining. The primary bedroom offers a walk-through closet and a private 4-piece ensuite. The second bedroom is nearly equal in size and includes its own dedicated closet, with easy access to a separate 4-piece bathroom&ampmdashideal for guests or family. In-suite laundry adds everyday convenience. Just a 2-minute walk to both public and Catholic K&ndash;9 schools. Close to shopping plazas, grocery stores, restaurants, Costco, and Calgary International Airport. A bus stop is right outside the building, and you&rsquo;re minutes from Stoney Trail and Deerfoot for easy commuting. Don&rsquo;t miss this fantastic opportunity&ampmdashcontact your favorite REALTOR&reg; today to book a showing!