



GRASSROOTS
REALTY GROUP

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

MLS # A2228031



\$314,900

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

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

Water:	-
Sewer:	-
Condo Fee:	\$ 497
LLD:	-
Zoning:	M-1
Utilities:	-

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&mdashone underground heated stall and one surface stall just steps from the door&mdashplus 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&mdashperfect 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&mdashideal for guests or family. In-suite laundry adds everyday convenience. Just a 2-minute walk to both public and Catholic K–9 schools. Close to shopping plazas, grocery stores, restaurants, Costco, and Calgary International Airport. A bus stop is right outside the building, and you’re minutes from Stoney Trail and Deerfoot for easy commuting. Don’t miss this fantastic opportunity&mdashcontact your favorite REALTOR® today to book a showing!