



**GRASSROOTS**  
REALTY GROUP

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1308, 302 Skyview ranch Drive NE  
Calgary, Alberta

MLS # A2238961



**\$319,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Skyview Ranch                      |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 817 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Baseboard                                       | Water:     | -      |
| Floors:     | Carpet, Vinyl                                   | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 426 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding, Wood Siding                | Zoning:    | M-1    |
| Foundation: | -   | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home, Open Floorplan |            |        |

Inclusions: N/A

welcome to this well-kept and move in ready 2-bedroom 2-washroom apartment in the heart of Skyview! whether you're a first-time homebuyer, downsizing, or looking for a fantastic investment opportunity, this condo offers both comfort and convenience in a prime location. As you step inside, you'll be greeted by a functional and modern kitchen equipped with a refrigerator, dishwasher, electric range, and a microwave hood fan. The kitchen flows seamlessly into the spacious living room, which is bathed in natural light and leads to a sunny balcony, perfect for enjoying your morning coffee or unwinding in the evening. This unit features two generously sized bedrooms, including a master bedroom and a private ensuite. additionally. For added convenience, the condo also comes with in-unit laundry. The building is secure and well managed, offering great amenities such as an elevator and heated underground parking is a huge bonus during Calgary's colder months! Location is everything, and this condo does not disappoint. Steps away from Schools, Grocery stores, restaurants, and a professional building.Public transportation is incredibly accessible, with a bus stop right outside. This is a fantastic opportunity to own a comfortable, well-maintained condo in a sought-after community. don't miss out-- Book your viewing today!