



GRASSROOTS
REALTY GROUP

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5409, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2241652



\$309,000

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	825 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this bright and meticulously maintained **top-floor unit**, offering a thoughtful layout, high-end finishes, and an abundance of natural **morning sunlight**. Featuring **2 spacious bedrooms**, **2 full bathrooms**, and **heated underground parking with large private storage**, this unit is perfect for first-time buyers, professionals, or investors alike. Ideally situated in the **central building of the complex**, it offers convenient access to **ample visitor parking**, making it easy to host friends and family. Step inside to discover a stylish kitchen complete with a **built-in desk nook**—ideal for a small home office or extra prep space. The open-concept design flows into the **dining area and large living room**, providing a perfect space for relaxing or entertaining. Enjoy your morning coffee on the **private balcony**, accessed directly from the living room through sliding glass doors. The **primary suite** easily accommodates a king-size bed and features a **walk-through closet** leading to a private **4-piece ensuite**. A second full bathroom is conveniently located next to the **versatile second bedroom**, ideal for guests, children, or a dedicated home office. Additional highlights include **in-suite laundry**, **luxury vinyl plank flooring**, and **a spacious underground parking stall with front storage**. This top-floor gem combines modern comfort and functionality in a fantastic location—an excellent opportunity you won't want to miss!