



GRASSROOTS
REALTY GROUP

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6211, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2242235



\$259,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	593 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Cork, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 320
Basement:	-	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: NA

WEST FACING UNIT | CONVENIENT LOCATION | 2 BEDROOM | TITLED PARKING | IN-UNIT LAUNDRY | Welcome to this stylish and upgraded 2-bedroom, 1-bathroom condo located in the established and amenity-rich community of Skyview Ranch. This well-maintained unit offers a bright and spacious layout with large windows that flood the living space with natural light. The open-concept kitchen features stainless steel appliances, ample cabinet storage, and a peninsula that doubles as a breakfast bar, seamlessly connecting to the dining area and living room—perfect for entertaining. Step out onto the sunny west-facing balcony, equipped with a BBQ gas line, ideal for outdoor dining and get-togethers. The primary bedroom is spacious and includes a ceiling fan with light, a large window, and a generous closet, while the second bedroom offers flexibility as a guest room, home office, or additional living space. The unit also includes a full-sized bathroom, a dedicated laundry area with a washer and dryer, and a hallway storage closet for added convenience. Enjoy the benefits of a titled parking stall, ample visitor parking, and easy access to nearby schools, shopping plazas, parks, and public transportation. This 2 bedroom condo is a fantastic opportunity in a thriving neighborhood.