



**GRASSROOTS**  
REALTY GROUP

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**7208, 302 Skyview Ranch NE**  
**Calgary, Alberta**

**MLS # A2242773**



**\$260,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	602 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	On Street, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 337
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

<b>Inclusions:</b>	n/a
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Bright & Modern 2-Bedroom Condo in Sought-After Skyview Ranch! Welcome to Orchard Sky, where style meets comfort in one of Calgary's most desirable and rapidly growing communities! This 2-bedroom unit offers beautiful east-facing views of green space, creating the perfect start to your day with warm natural light pouring through big windows. The sleek, modern kitchen features quartz countertops – ideal for home chefs and weekend entertainers alike. The open-concept living and dining area extends effortlessly onto your deck, offering space to relax. A full 4-piece bath and in-suite laundry add to the convenience of this stylish apartment. This unit also includes a titled parking stall. Enjoy the benefits of low condo fees and an unbeatable location First-time buyer, downsizing, or investing - this unit is a smart move in a high-demand area. Move-in ready and priced to sell - don't miss it!