



GRASSROOTS
REALTY GROUP

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**6407, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2245258



\$279,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	600 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 320
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding, Wood Frame	Zoning:	m-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		
Inclusions:	none		

1 year of no condo fees! Step into this bright and beautifully updated condo featuring brand new flooring and fresh paint throughout! This TOP FLOOR open-concept layout is filled with natural light and extends to a west-facing balcony, perfect for soaking in stunning sunsets. The modern kitchen is a chef's dream, complete with quartz countertops, stainless steel appliances, and a convenient breakfast bar that seats three. The spacious living and dining areas flow seamlessly, creating an inviting space to relax or entertain. The primary bedroom offers a large closet with large bright windows, while the second bedroom is generously sized with plenty of storage. A full 4-piece bathroom and in-suite laundry provide added comfort and convenience. This unit also comes with a titled underground parking stall and assigned storage unit. Enjoy the peace and privacy of this building backing onto green space—this move-in-ready condo is a must-see!