



**GRASSROOTS**  
REALTY GROUP

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**2115, 302 SKYVIEW RANCH Drive NE**  
**Calgary, Alberta**

**MLS # A2246830**



**\$334,990**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	812 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Window covering

MOVE-IN READY !!! Welcome to this main floor former Show-Suite featuring an open concept kitchen apartment with 2 spacious bedrooms, 2 bathrooms and Titled heated underground parking and a storage. A lot of visitors parking makes it convenient for guests to park their vehicles safely. This unit has a modern and bright colour, is clean and well maintained, and it faces a wide open space. This condo has In-Suite Laundry and a built in desk, perfect for a home office or study area. A large deck with a BBQ gas line, stainless steel appliances. Located in a community with excellent amenities, you'll have access to a nearby community park where kids can play and friends can gather. Convenience stores, schools, parks, playgrounds, and public transit are all close by, making this condo a blend of modern comfort and everyday practicality. Don't miss the opportunity to make this beautiful condo your new home!