



**GRASSROOTS**  
REALTY GROUP

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4308, 302 Skyview Ranch Drive NE  
Calgary, Alberta

MLS # A2249231



**\$235,000**

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	595 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Owned, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, None	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Bar, Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

?? 2 Bed | 1 Bath | Upgraded Condo & Prime Location | Low \$200s Fantastic opportunity for first-time buyers or investors! This upgraded 2-bedroom, 1-bath condo is ideally located just minutes from schools, parks, shopping, transit, and only 10 minutes to the airport. Highlights: -Quartz countertops & upgraded lighting -Open-concept layout with private balcony -Gas line for BBQ -One designated parking spot -Well-managed, pet-friendly building Affordable, move-in ready, and close to all amenities & this home offers incredible value. Book your showing today!