



**4403, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2250733



\$329,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 443
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Chandelier, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Great Mountain view unit. Top floor unit, West facing balcony with awesome view of mountains. Walking distance to schools, shopping and bus stop. Easy access to country hills Blvd, Métis Trail, Stoney trail and Deerfoot trail. Minutes away from Airport. Welcome to this spacious 2 bedroom 2 bathroom condo unit which offers a comfortable and modern living experience. The open concept design features a well-lit living room that flows into a cozy dining area, perfect for entertaining or quiet meals at home. The kitchen is equipped with stainless steel appliances and ample storage, quartz counter, making meal prep a breeze. A wide workspace beside the dining area is a great feature of this unit. Both bedrooms are generously sized, offering privacy and convenience, with the master bedroom featuring an en-suite bathroom. The second bathroom, located near the living space, ensures ease for guests and residents alike. The west-facing balcony offers you a great summer evening experience. This unit comes with a titled underground parking and assigned storage space. Ideal for those seeking a blend of comfort and functionality.