



**6204, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2274545**



**\$299,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	821 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to modern and beautifully appointed 2-bedroom, 2-bathroom condo backing to green space located in the vibrant community of Skyview Ranch. Ideal for first-time buyers, young professionals, or investors, this stylish home features an open-concept layout with abundant natural light. The unit features a generous living room that provides a comfortable space to relax and extends to a private balcony facing the tranquil green space—perfect for enjoying the morning sunrise or settle in for peaceful evenings. A corner chef inspired kitchen with stainless steel appliances and plenty of storage. This thoughtfully designed layout features a spacious primary bedroom complete with double closet and a stylish ensuite. The second bedroom is ideal for guests or as a comfortable space for a growing family. Additional highlights include another 4 piece bathroom, in-suite laundry, an open office area, titled underground parking, and convenient access to amenities such as visitor parking. Enjoy the convenience of quick access to major roadways, including Deerfoot Trail and Stoney Trail, along with nearby public transit for an easy commute to downtown Calgary. You’re also just minutes from the International Airport. Skyview Ranch is a family-friendly neighborhood offering schools, parks, and shopping within walking distance, plus a short drive to Costco, CrossIron Mills, Chalo FreshCo, Shoppers and many more for all your everyday needs. Don’t miss this outstanding opportunity to own a contemporary home in one of Calgary’s fastest-growing communities.