



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3306, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2295052**



**\$294,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Cork, Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Open Floorplan, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 444

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** Portable A/C Unit

Welcome to Orchard Sky in the desirable community of Skyview Ranch! This 3rd-floor unit offers a bright, open-concept layout featuring 2 bedrooms and 2 full bathrooms and SW facing balcony with an abundance of natural lighting. A built-in study/desk area with floating shelves provides the perfect space for working from home, while the in-suite laundry room includes a stacked washer and dryer along with additional shelving and storage. The main living and dining area is finished with cork flooring, complemented by carpeted bedrooms and tile in the bathrooms and laundry room. The modern kitchen is equipped with quartz countertops, stainless steel appliances, and ample cabinet space—ideal for both everyday living and entertaining. This unit also includes a titled underground parking stall and an assigned storage locker for added convenience. Located close to green spaces, playgrounds, schools, restaurants, and public transportation, with quick access to Stoney Trail and Deerfoot Trail, and just a short commute to the airport—this home offers both comfort and connectivity. Don't miss your opportunity to call this fantastic property home! \*\*\*SEE VIRTUAL TOUR\*\*\*