



**7309, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2300442



\$229,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	601 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

SUPERB VALUE for this 2 bedroom, move-in ready home! FRESHLY PAINTED and waiting for you. Located on the 3rd floor with bright, natural light and a functional floor plan. The kitchen features QUARTZ COUNTERTOPS, stainless steel appliances and a comfortable breakfast bar. The spacious primary bedroom has a large walk-in closet and the 2nd bedroom is perfect for an office or kids room. Enjoy the sunshine from your WEST FACING BALCONY. The UNDERGROUND TITLED PARKING STALL is in the best location, mere steps to the elevator. There is also an additional STORAGE LOCKER, for all your seasonal goods. Other bonuses include: Newer washer & dryer and LOW CONDO FEES that include heat and water! This is a PET FRIENDLY and well managed complex, featuring a kids play park and tons of visitor parking. Situated right beside two schools, you can watch your kids walk to class! Easy access to shopping, the airport and Stoney Trail. Immediate possession available. This property has everything you want, for the price you need! Check out our 3D TOUR and book a showing before it's too late.