



**7206, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2305156**



**\$234,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	608 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 337
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this 2 bedroom unit in "Orchard Sky" in Skyview Ranch Overlooking Greenspace. Get amazing value in this gorgeous and well-maintained second-floor unit. This unit features a modern open concept design with large windows for lots of natural light. 1 titled parking stall, a spacious kitchen which boasts quartz counter-tops, tiled back-splash, and stainless-steel appliances, 4pc bathroom. In addition, the unit features patio doors that leads to a patio over Looking green space for them perfect summer evenings. Walking distance to public transit, playgrounds, schools, shopping, dining and easy access to major traffic routes in Calgary.&nbsp; You don't want to miss this opportunity to own this amazing property.