



GRASSROOTS
REALTY GROUP

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

**7306, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2144436



\$305,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	584 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to 7306, 302 Skyview Ranch Drive! Your search ends here! This unit is in immaculate condition and located on the 3rd floor, not far from the elevator. There is a beautiful kitchen with upgraded Stainless Steel Appliances, sparkling Quartz Countertops, ample counter space and place for bar stools at the island! The bright and spacious living room offers plenty of space to arrange your furniture. There is a four piece bath, a large bedroom with walk in closet and another decent size bedroom. You have your own balcony and your own titled parking stall which is located just steps away from the exterior door, Plenty of visitor parkings just step away from the building. Call to set up your appointment to view this beautiful condo! SELLER WILL THROUGH A NEW COAT OF PAINT, REPLACE THE CARPET AND FIX THE DAMAGED DOOR.