



**2219, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2150703**



**\$349,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	2016 (8 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>	Central	<b>Water:</b>	-
<b>Floors:</b>	Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 375
<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>	No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** none

Welcome to your new home in the Orchard Sky Condo Complex, located in Skyview Ranch! This stunning second-floor unit features 2 bedrooms, 2 bathrooms, and a large patio door that fills the space with natural light. Highlights include an underground titled and heated parking space, a spacious balcony, and in-suite laundry with ample storage. The open-concept kitchen boasts quartz countertops, stainless steel appliances, and upgraded cork flooring throughout. Building #2000 in Orchard Sky offers a peaceful retreat within the complex. Relax on your balcony and enjoy the lovely summer weather. This home provides easy access to shopping, schools, parks, playgrounds, and city transit. A walking and biking path is right outside your door, with Skypointe Landing nearby for all your shopping needs. The bus stop is conveniently located just steps from the complex, and major roadways like Country Hills Blvd, Deerfoot Trail, and Stoney Trail are easily accessible. Orchard Sky is a well-managed complex with plenty of visitor parking. Combining tranquility and convenience, you'll love living here! Book a showing before it's too late!