



**3408, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2164247



\$310,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	817 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Storage, Walk-In Closet(s)		

Inclusions: Key Fobs to Building x2

Massive price reduction Tremendous Value here for this well maintained and home in a well managed building! Step into the owners box as a proud owner or investor! This 2 bedroom + 2 bathroom home, located on the top floor of this well managed condominium, features an attractive floorplan ideal for all buyer types. After entering the home you are greeted by a timeless kitchen with quartz countertops, gorgeous cabinets, interlaced backsplash, and a stainless appliance package. There is plenty of room for your dining table and perhaps a future island. this kitchen offers an attractive space daily living and culinary magic. This home is a joy to entertain in thanks to the open floorplan, featuring a generous living room, large balcony and a well positioned desk for working from home or studying. Your primary bedroom is spacious & boasts walk through covered closets leading to your private ensuite. The ensuite is attractive and has an easy to maintain feel. The second bedroom, ideally located on the other side of the living room, provides space between bedrooms giving added privacy for you and your kids, guests, or roommates. Conveniently located within a short walk to shopping, restaurants, playgrounds, walking paths, and 2 schools, this home offers a great property both to live or invest in. For added convenience, there is ample visitor parking right outside the front door along with street parking viewable from the top floor balcony. Being a top floor home, you have an unobstructed view above the homes across the street along with a view of the mountains on a clear day. Book a private tour with your favourite Realtor and come see what could be your next home.