



GRASSROOTS
REALTY GROUP

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**2303, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2164587



\$335,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	860 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 360
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: none

This stunning 2 Bedroom CORNER unit is a perfect blend of comfort and accessibility, making it an exceptional opportunity for investors or first-time homebuyers alike. Situated just footsteps away from a variety of amenities and transportation options, this home truly has it all! Step inside and be welcomed by bright, modern colors and an exquisite kitchen featuring stainless steel appliances, quartz countertops, and sleek white cabinetry. The open-concept layout is designed to maximize space and light, with large windows filling the home with natural sunlight, creating a warm and airy atmosphere. Enjoy the added convenience of your own in-suite laundry located in a separate, easily accessible room. No more shared laundry spaces! One of the standout features of this unit is the TWO PARKING STALLS—an absolute bonus in a bustling location. Plus, the building offers visitor parking and is pet-friendly! Located in close proximity to schools, shopping, dining, and major roadways, this is the place to be. Don't miss out book your private showing today!