



**4403, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2173850**



**\$349,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	822 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Great Mountain view unit. Top floor unit, West facing balcony with awesome view of mountains. Walking distance to schools, shopping and bus stop. Easy access to country hills Blvd, M&eacute;tis Trail, Stoney trail and Deerfoot trail. Minutes away from Airport. Welcome to this spacious 2 bedroom 2 bathroom condo unit which offers a comfortable and modern living experience. The open concept design features a well-lit living room that flows into a cozy dining area, perfect for entertaining or quiet meals at home. The kitchen is equipped with stainless steel appliances and ample storage, quartz counter, making meal prep a breeze. A wide workspace beside the dining area is a great feature of this unit. Both bedrooms are generously sized, offering privacy and convenience, with the master bedroom featuring an en-suite bathroom. The second bathroom, located near the living space, ensures ease for guests and residents alike. The west-facing balcony offers you a great summer evening experience. This unit comes with a titled underground parking and assigned storage space. Ideal for those seeking a blend of comfort and functionality.