



2103, 302 Skyview Ranch Drive NE  
Calgary, Alberta

MLS # A2179767



**\$329,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	837 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** NA

Welcome to this main floor former Show-Suite featuring 2 bedrooms ,2 full baths ,Titled parking and a storage . The unit boasts an open-concept layout with generously sized bedrooms and ample storage space. Conveniently located on the ground floor which makes it super easy to access the unit in no time . The master bedroom is good sized and has its own walk-in closet and a full ensuite bath. The second bedroom is generously sized and is on the opposite side to get maximum privacy. There is a second full bathroom for the second bedroom occupant or visiting guests. Both bathrooms have tub/shower combo, extra storage and a single vanity that offers a good amount of storage under sink as well. The kitchen features stainless steel appliances, quartz countertops and ample cabinet storage. This unit has in-suite laundry as well. The balcony offers good views and is perfect for a summer bar be que. Parking is a delight with the titled underground parking. A lot of visitors parking makes it convenient for guests to park their vehicles safely. Close to schools, parks and shopping areas, this unit offers everything that would make an owner comfortable.