



**5305, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2186308**



**\$349,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	2016 (9 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>	Carpet, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator		

**Inclusions:** none

Modern 2-Bedroom, 2-Bathroom Apartment in Prime Location Welcome to your dream home! This stunning 2-bedroom, 2-bathroom apartment combines modern design with ultimate convenience. Located in a highly sought-after neighborhood, this property offers:  
**Features:** Spacious Living Area: Open-plan layout with natural light pouring in through Patio door, perfect for entertaining or relaxing.  
**Modern Kitchen:** Fully equipped U shaped Kitchen with stainless steel appliances, Pantry and ample cabinet space. Comfortable  
**Bedrooms:** Two generously sized bedrooms, each with built-in closets. The primary bedroom includes an ensuite bathroom for added privacy.  
**Private Balcony:** Enjoy your morning coffee or unwind in the evening while taking in the scenic views.  
**Secure Building:** 24/7 security, intercom system, and private underground parking.  
**Location Highlights:** Walking distance to restaurants, shops, and public transportation. Close to schools, parks, and healthcare facilities. Whether you're a young professional, a growing family, or an investor, this apartment is a perfect blend of comfort, style, and convenience.