



**3203, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2186905



\$335,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	833 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 444
Basement:	-	LLD:	-
Exterior:	Unknown	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Open Floorplan		
Inclusions:	N/A		

****Experience the Comfort and Convenience of Apartment Living in Orchard Sky**** This Spotless 833.39 sq ft unit boasts 2 bedrooms and 2 bathrooms. The open-concept layout features cork flooring throughout the living space, a kitchen with quartz countertops, stainless steel appliances, and plenty of storage and counter space. * It also includes a dining area, built-in desk space, and a bright living room that opens to a balcony with a gas line. The primary bedroom offers a walk-through closet with sliding glass doors and a 4-piece ensuite. * The unit also includes a second bedroom, a 4-piece bathroom, and stacked laundry with additional storage space. * A titled parking stall in the secure underground parkade and a storage unit in front of the stall are also included. * Well-maintained and showing pride of ownership, this unit presents a fantastic opportunity to own in the sought-after Orchard Sky community. Conveniently located near green spaces, playgrounds, schools, restaurants, and transit, with easy access to Deerfoot Trail (QEII), Stoney Trail, Country Hills Blvd, and just a short drive to the airport.