



**1108, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2190991



\$319,999

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	809 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	On Street, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 420
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Discover the perfect blend of modern living and convenience in this stunning 2-bedroom, 2-bathroom condo! Ideally situated in a vibrant & Amenities Full neighborhood of Skyview Ranch NE Calgary. You'll love the close proximity to shopping centers, parks, playgrounds, and top-rated schools. Easy access to major routes ensures stress-free commuting. Step inside and be captivated by the bright, open-concept design featuring upgraded flooring, stainless steel appliances, quartz countertops, and oversized windows that flood the space with natural light. Thoughtfully designed, this home boasts numerous upgrades, including full-height cabinetry, a built-in desk area, soaker tubs, in-suite laundry, and a private, covered balcony perfect for relaxing or entertaining and Not to forget this unit has its own PRIVATE ENTRANCE from the balcony. As an added bonus, this home includes a parking stall, visitor parking, BBQ gas hook-up and a portable air conditioner to keep you comfortable year-round. Move-in ready and designed for modern comfort. This Unit is just 2-3 minute Walk to PUBLIC and CATHOLIC K-9 SCHOOL. This condo offers the ideal balance of style, convenience, and community. Make it yours today!