



**3414, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2200070



\$328,888

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	816 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 444
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this bright and inviting top-floor condo in the sought-after community of Skyview Ranch! Offering 816.12 sq. ft. of thoughtfully designed living space, this 2-bedroom, 2-bathroom unit is the perfect blend of comfort and convenience. Step inside to discover a spacious open-concept layout that maximizes both natural light and functionality. The kitchen features modern cabinetry, sleek countertops, and plenty of prep space—ideal for home cooks or entertaining. The living area is warm and welcoming, with direct access to a private balcony, where you can unwind and enjoy the peace and quiet of a top-floor unit. The primary bedroom is generously sized, complete with a generous sized closet leading to a 4-piece ensuite. The second bedroom is versatile—great for guests, a home office, or additional family members. A second full 4-piece bathroom adds extra convenience. Recent upgrades include a brand-new dishwasher, washer, and dryer, all covered by an extended warranty, ensuring worry-free ownership. In-suite laundry and storage make everyday living effortless. Plus, this unit comes with a secure underground parking stall for added convenience. Location is everything, and Skyview Ranch delivers! Enjoy walking distance to everyday essentials, quick access to major shopping centres, Calgary Transit, and easy commutes to the airport. This home offers exceptional value in a thriving neighbourhood.