



**4108, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2206458



\$274,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 302
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and spacious 2 bed, 1 bath ground-floor unit in the sought-after Skyview Ranch community! Featuring an open floor plan, this home boasts a modern kitchen with quartz countertops, stainless steel appliances, and ample cabinet space—perfect for all your culinary needs. The spacious breakfast area flows into a cozy living room with a stunning feature wall, complemented by large windows that flood the space with natural light. Both generously sized bedrooms offer comfort and flexibility. This unit also comes with a titled parking stall for your convenience. Enjoy the benefits of low condo fees and an unbeatable location—bus stop right in front of the building entrance for effortless commuting! Plus, you’re just minutes away from schools, parks, shopping, major roads, and the airport. An ideal choice for first-time homebuyers or investors—don’t miss out! Schedule your viewing today. ?