



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2406, 302 Skyview Ranch Drive NE  
Calgary, Alberta

MLS # A2209507



**\$359,000**

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	884 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 391
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

2 BEDROOMS | 2 BATHROOMS | TOP FLOOR | HEATED UNDERGROUND PARKING | HIGH END FINISHES | Welcome to this bright and spacious top-floor unit, offering an abundance of natural morning sunlight and a well-thought-out layout. This well-maintained apartment features 2 bedrooms, 2 full bathrooms, and 1 underground parking stall with additional storage, making it a perfect choice for families, professionals, or investors. Located in the central building of the complex, it is surrounded by ample visitor parking, ensuring convenience for your guests. As you enter, you'll find a well-sized kitchen complete with a built-in desk space—ideal for meal prep or setting up a small home office. The adjacent dining area allows for a seamless flow into the spacious living room, which is designed to accommodate gatherings and everyday living comfortably. The living room also provides direct access to the top-level balcony through a patio door—perfect for enjoying your morning coffee while soaking in the sunlight. The primary bedroom is generously sized to fit a king-size bed and features a walk-through closet leading to a private 4-piece en-suite bathroom. The second bedroom is versatile and can serve as a space for kids, guests, or a home office, conveniently located next to the second full 4-piece bathroom. Additional highlights include in-suite laundry for added convenience and a spacious underground parking stall with a large storage area in front. This unit combines comfort, practicality, and modern living, making it an excellent opportunity for buyers. Don't miss out—book your showing today!