

**2206, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2179200



\$320,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	823 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 391
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: BBQ and portable air conditioner

Discover the perfect blend of modern living and convenience in this stunning 2-bedroom, 2-bathroom condo! Ideally situated in a vibrant neighborhood, 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 cork flooring, sleek white cabinetry, 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, luxurious soaker tubs, in-suite laundry, and a private, covered balcony perfect for relaxing or entertaining. As an added bonus, this home includes a titled underground heated parking stall, an assigned storage locker, visitor parking, a gas BBQ, and a portable air conditioner to keep you comfortable year-round. Move-in ready and designed for modern comfort, this condo offers the ideal balance of style, convenience, and community. Make it yours today!