

**6412, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2201007



\$290,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 593 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 320

Basement: -

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame, Wood Siding

Zoning: M-1

Foundation: -

Utilities: -

Features: Breakfast Bar, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

Welcome to this top-floor, 2-bedroom, 1-bathroom apartment in the vibrant community of Skyview Ranch, NE Calgary! This bright and spacious unit offers an open-concept layout, a modern kitchen with sleek appliances, and a cozy living area leading to an east-facing balcony—perfect for enjoying stunning sunrises. Overlooking a green space and playground, this home provides both tranquility and convenience. Additional features include titled underground parking, low condo fees, and in-suite laundry. Located within walking distance to two schools and just minutes from shopping, dining, Stoney Trail, Deerfoot Trail, and Calgary International Airport, this is an excellent opportunity for first-time buyers, investors, or down-sizers. Don't miss this beautiful home — book your showing today.