

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

MLS # A2201007



\$290,000

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.