3203, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2206244

$315,000

Division:	Skyview Ranch
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit
Size:	816 sq.ft.
Age:	2016 (9 yrs old)
Beds:	2
Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Cork	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 444
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A

Home Sweet Home! Welcome to this stylish 2 Bedroom 2 Bathrooms apartment in the vibrant community of Skyview Ranch. Featuring stainless steel appliances, floor-to-ceiling kitchen cabinetry and elegant quartz countertops throughout. The bright and open floorplan enhances the flow of the Single Level Unit. The Kitchen connects seamlessly to the Dining Area and Living Room with large windows welcoming natural light throughout the space. Cork flooring runs through the main living area—naturally antimicrobial and providing both sound and thermal insulation for year-round comfort. Step outside to the Balcony with a BBQ gas line and enjoy a private outdoor space ideal for relaxation. The spacious Primary Bedroom includes a 4-piece Ensuite Bath and a walk-through closet. A second good-sized Bedroom provides additional space for family or guests. A functional Den is perfect for a home office or study nook. An additional full Bath and an in-suite Laundry Room complete this unit. This unit also comes with a titled, heated underground parking stall. Condo fees cover gas, heat and water. Located close to schools, playgrounds, parks, shopping and walking paths — with quick access to Stoney Trail and Deerfoot Trail — this is an excellent opportunity for first-time buyers or investors. Don't miss this!