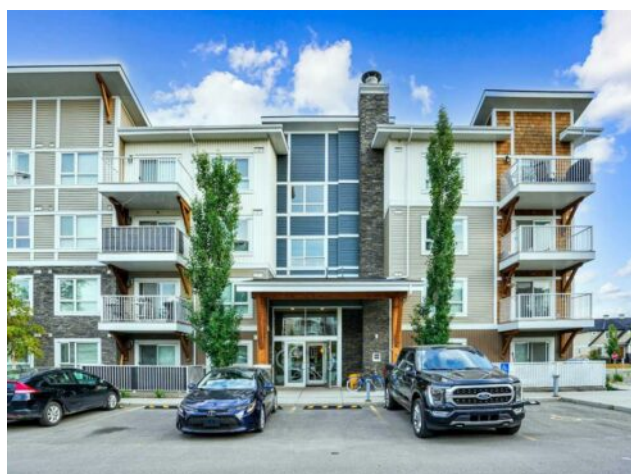


1308, 302 Skyview ranch Drive NE
Calgary, Alberta

MLS # A2238961



\$319,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

welcome to this well-kept and move in ready 2-bedroom 2-washroom apartment in the heart of Skyview! whether you're a first-time homebuyer, downsizing, or looking for a fantastic investment opportunity, this condo offers both comfort and convenience in a prime location. As you step inside, you'll be greeted by a functional and modern kitchen equipped with a refrigerator, dishwasher, electric range, and a microwave hood fan. The kitchen flows seamlessly into the spacious living room, which is bathed in natural light and leads to a sunny balcony, perfect for enjoying your morning coffee or unwinding in the evening. This unit features two generously sized bedrooms, including a master bedroom and a private ensuite. additionally. For added convenience, the condo also comes with in-unit laundry. The building is secure and well managed, offering great amenities such as an elevator and heated underground parking is a huge bonus during Calgary's colder months! Location is everything, and this condo does not disappoint. Steps away from Schools, Grocery stores, restaurants, and a professional building. Public transportation is incredibly accessible, with a bus stop right outside. This is a fantastic opportunity to own a comfortable, well-maintained condo in a sought-after community. don't miss out-- Book your viewing today!