

**5304, 302 Skyview Ranch Drive NE  
 Calgary, Alberta**

**MLS # A2243966**



**\$279,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 811 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Owned, Parkade, Underground        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                |
|--------------------|------------------------------------------------|
| <b>Heating:</b>    | Baseboard                                      |
| <b>Floors:</b>     | Laminate                                       |
| <b>Roof:</b>       | -                                              |
| <b>Basement:</b>   | -                                              |
| <b>Exterior:</b>   | Wood Frame                                     |
| <b>Foundation:</b> | -                                              |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Vinyl Windows |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 426 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | RM4    |
| <b>Utilities:</b> | -      |

**Inclusions:** n/a

Welcome to the Orchard Sky at Skyview Ranch where the neighborhood is a buzz of happy residents enjoying the local parks and recreation. Orchard Sky is a well sought after condo complex with a proactive condo board taking care of the building and your investment. Come see this spacious unit with neutral colors and take over the current tenant and start making money day one. Book a showing today. Priced below assessed value of \$333900 for quick sale. This is your opportunity don't wait! Act now.