

**7415, 302 Skyview Ranch Drive NE**  
**Calgary, Alberta**

**MLS # A2301577**



**\$285,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters		

**Inclusions:** N/A

Welcome to this bright and beautifully maintained top floor, corner unit in the vibrant community of Skyview Ranch. Offering 2 bedrooms and 2 full bathrooms, this condo is ideal for first-time buyers, young professionals, or investors looking for a move-in ready opportunity. Freshly painted throughout, the open-concept layout is filled with natural light and features quartz countertops, modern finishes, and a functional design perfect for everyday living and entertaining. The primary bedroom includes a private ensuite, while the second bedroom and full bath provide flexibility for guests or a home office. Enjoy the added value of both an underground parking stall with storage and an additional outdoor parking stall. Located close to shopping, restaurants, schools, parks, and with quick access to major routes, this home offers convenience, comfort, and low-maintenance living in one of NE Calgary's most popular communities.