

**2406, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2303556



\$252,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: All appliances sold "as is where is"

This bright 2-bedroom, 2-bathroom condo in Skyview Ranch is move-in ready with a functional layout and some great everyday features. The open living area has cork flooring throughout and plenty of natural light. Step outside to your private balcony, or head to the primary bedroom which includes a walk-through closet and ensuite. The second bedroom and full bathroom round out the space nicely. In-unit laundry, underground titled parking, and an assigned storage unit check all the practical boxes. Close to parks, schools, shopping, and Stoney Trail.