

7410, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2311020



\$239,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	593 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Cork, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Wall shelf in bedrooms and living room, blinds and window coverings

OPEN HOUSE THIS SATURDAY, JUNE 6th, FROM 12-2 PM Welcome to this immaculate top-floor condo located in the vibrant community of Skyview Ranch. Designed with both style and functionality in mind, this bright and airy unit boasts an exceptional open-concept layout, modern finishes, and an unbeatable location. Priced to sell, this property is a phenomenal opportunity for first-time homebuyers, downsizers, and savvy investors alike. Enjoy the peace of mind that comes with having no neighbors above you. Step out onto your private balcony to take in the unobstructed views of the surrounding area. The balcony features a convenient built-in BBQ gas line, making summer grilling and outdoor relaxation effortless. The heart of the home features beautiful quartz countertops, sleek cabinetry, and a full suite of stainless steel appliances. Equipped with a stacked in-suite washer and dryer set for your comfort, plus a secure, heated underground parking stall to keep your vehicle warm all winter. This building backs onto a walking path and has an on-site playground, safe and convenient for families to enjoy. Host larger gatherings, birthdays, and milestones with ease by booking the building's exclusive resident party room. Located just steps away from local Elementary and Junior High schools, making the morning drop-off a breeze. Enjoy quick, convenience-distance access to local shopping plazas, grocery stores, restaurants, medical clinics, and pharmacies. Excellent transit options nearby, with quick access to Stoney Trail and Deerfoot Trail for a fast commute anywhere in the city.