

6204, 302 Skyview Ranch Drive NE Calgary, Alberta

MLS # A2342321



\$249,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: n/a

Welcome to 6204, 302 Skyview Ranch Drive NE – a well-kept 2 bedroom, 2 bathroom apartment with titled underground parking in the popular community of Skyview Ranch. This spacious unit offers over 815 sq. ft. of living space with a practical open-concept floor plan. The kitchen features quartz countertops, stainless steel appliances and plenty of cabinet space, and opens to the dining and living areas. Step outside onto the east-facing balcony with unobstructed park views, a great place to enjoy your morning coffee. The primary bedroom is a good size and features double closets and its own 4-piece ensuite bathroom. The second bedroom is located close to another full 4-piece bathroom. Additional features include in-suite laundry, an open office/flex area, titled underground parking and a storage locker conveniently located directly in front of the parking stall. The building also offers elevator access and visitor parking. Condo fees of \$426.20 per month include heat, water, sewer, insurance, professional management, reserve fund contributions, common area maintenance, snow removal and garbage. Conveniently located close to schools, playgrounds, shopping, public transit and with easy access to Stoney Trail and Deerfoot Trail. A great option for first-time buyers, downsizers or investors. Book your private showing today.