

2301, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2344281



\$250,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Cork
Roof:	-
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 426
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: n/a

Bright, spacious, and ideally positioned within the complex, this 2 bedroom, 2 bathroom CORNER UNIT in Skyview Ranch offers desirable SOUTHWEST EXPOSURE and a beautiful COURTYARD VIEW. Large windows bring an abundance of natural light into the home, while the courtyard facing location provides an open outlook rather than looking directly into another building, giving this condo a sense of space and privacy that can be hard to find. Inside, cork flooring flows throughout the kitchen, dining, and living areas. The kitchen features updated finishes, stainless steel appliances, ample cabinetry, and plenty of prep space. The adjoining dining area opens seamlessly into the bright living room, where two large windows showcase the courtyard views and fill the space with southwest light. From here, step outside onto the generously sized balcony, offering plenty of room to relax, enjoy the afternoon and evening sun, or take in views of the Rocky Mountains along the horizon on clear days. The spacious primary bedroom features a walk through closet leading to a private 4 piece ensuite. The second bedroom is also a great size and is complemented by an additional 4 piece bathroom, providing excellent flexibility for guests, a roommate, or a home office. A dedicated laundry room adds everyday convenience and additional storage, while the nook near the entrance offers a versatile space for a desk, storage, or functional drop zone. The unit also includes a TITLED PARKING STALL and separate STORAGE LOCKER. Located in Skyview Ranch with convenient access to shopping, restaurants, parks, pathways, and major roadways, this home offers an excellent combination of space, natural light, privacy, and convenience. With its corner location, southwest exposure, courtyard views, functional 2 bedroom and 2 bathroom layout, titled parking,

and additional storage, this is condo living that doesn't feel boxed in. Book your private showing today!