

**1404, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2256043**



# \$315,000

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	821 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, See Remarks, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

A beautifully designed & meticulously maintained TOP FLOOR condominium that blends comfort, convenience, and modern style. This two-bedroom, two-bathroom home with a heated underground titled parking stall, and additional storage offers an outstanding opportunity for buyers seeking a balance between city living and community warmth. Spanning 821 square feet of thoughtfully designed living space, this condo maximizes functionality while offering luxurious finishes that set it apart from other units in the area. With a southwest-facing balcony showcasing unobstructed views of both downtown Calgary and the majestic Rocky Mountains, it's easy to see why this property is such a rare find. The open-concept design creates a seamless flow from the kitchen to the living and dining areas, making this condo ideal for both everyday living and entertaining. Natural light pours in through large windows, bathing the interior in warmth and highlighting the high-quality finishes throughout. The kitchen is a perfect blend of style and practicality. Outfitted with stone countertops that offer both durability and elegance, it's a workspace that inspires cooking. Sleek stainless appliances add a modern edge while ensuring reliable performance for years to come. Ample cabinetry provides generous storage, and the layout is designed to keep everything within easy reach. The thoughtful floor plan ensures that furniture placement is flexible, allowing you to make the most of the space. In today's world, a dedicated workspace is more important than ever. This condo comes equipped with a built-in computer station, offering the perfect spot for working from home, studying, or managing day-to-day tasks. The living area extends naturally to the balcony, where the southwest orientation means you can enjoy sunlit afternoons and breathtaking evening sunsets. Imagine sipping coffee in the

morning as the city skyline slowly brightens or winding down in the evening with a glass of wine while the mountains glow in the distance. Primary bedroom features a walk-through closet & its own private ensuite bathroom, offering a sense of privacy and convenience. Second bedroom is equally versatile, ideal as a guest room, or for a roommate. This condo comes with a heated underground titled parking stall, a huge advantage during Calgary's cold winters. An additional storage space, perfect for keeping seasonal items, sports equipment, or other belongings organized and out of the way. Located in Calgary's northeast quadrant, Skyview Ranch is a vibrant and family-friendly community known for its accessibility and amenities. Residents enjoy easy access to major roadways such as Deerfoot Trail, Stoney Trail, and Metis Trail, making commuting to downtown Calgary, the airport, or other parts of the city seamless. Quick access to public transit and unbeatable views make it ideal for first-time buyers, young professionals, or downsizers looking for low-maintenance living without compromise.