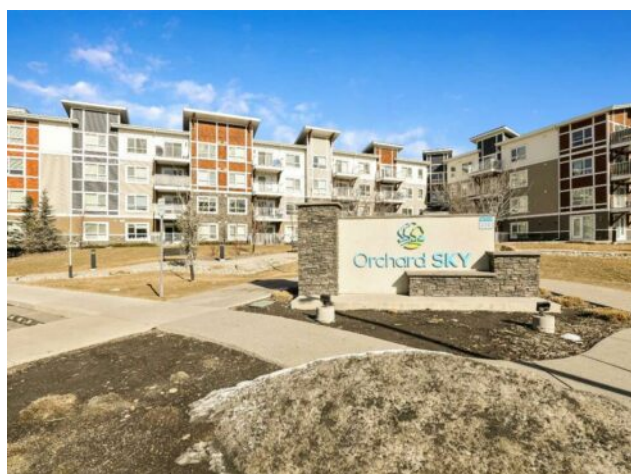


**2115, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2198502**



**\$329,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 809 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                             |                   |        |
|--------------------|-----------------------------|-------------------|--------|
| <b>Heating:</b>    | Central                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | \$ 391 |
| <b>Basement:</b>   | -                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Asphalt, Concrete           | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Quartz Counters             |                   |        |

**Inclusions:** Window covering

**MOVE-IN READY !!!** Welcome to this main floor former Show-Suite featuring an open concept kitchen apartment with 2 spacious bedrooms, 2 bathrooms and Titled heated underground parking and a storage. A lot of visitors parking makes it convenient for guests to park their vehicles safely. This unit has a modern and bright colour, is clean and well maintained, and it faces a wide open space. This condo has In-Suite Laundry and a built in desk, perfect for a home office or study area. A large deck with a BBQ gas line, stainless steel appliances. Located in a community with excellent amenities, you'll have access to a nearby community park where kids can play and friends can gather. Convenience stores, schools, parks, playgrounds, and public transit are all close by, making this condo a blend of modern comfort and everyday practicality. Don't miss the opportunity to make this beautiful condo your new home!