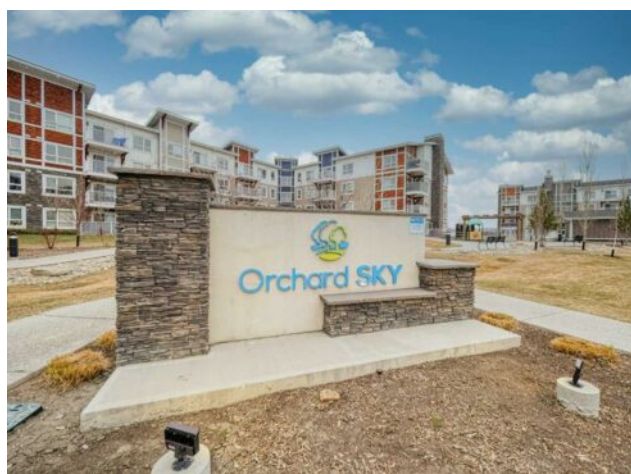


**5205, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2211529



\$310,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 5205-302 Skyview Ranch Road NE — an impeccably updated 2-bedroom, 2-bathroom condo offering contemporary living in Calgary’s vibrant Skyview Ranch community. This stylish unit features brand-new laminate flooring and a fresh coat of paint, creating a bright and inviting atmosphere. The open-concept layout seamlessly connects the spacious living area to a modern kitchen, complete with sleek cabinetry, stainless steel appliances, and ample counter space—perfect for both everyday living and entertaining. Enjoy the convenience of in-suite laundry, a private balcony for outdoor relaxation, and the comfort of heated underground parking. Situated in a prime location, this condo offers easy access to major roadways like Country Hills Boulevard, Stoney Trail, and Deerfoot Trail, making commutes a breeze. The Calgary International Airport is just a short drive away, and nearby amenities include public and catholic schools, parks, shopping centers like the Cross Iron Mills and Costco, and public transit options (Saddle Towne C-train station located 10 mins away) , ensuring all your daily needs are met. Experience the perfect blend of style, comfort, and convenience in this exceptional Skyview Ranch residence.