## 3112, 302 Skyview Ranch Drive NE
## Calgary, Alberta

**MLS # A2222717**
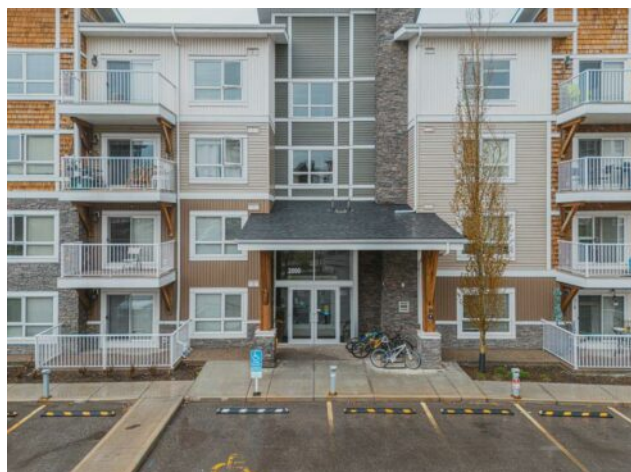


# $315,000

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| **Division:** | Skyview Ranch |
| **Type:** | Residential/Low Rise (2-4 stories) |
| **Style:** | Apartment-Single Level Unit |

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| **Size:** | 885 sq.ft. | **Age:** | 2016 (9 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 |

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| **Garage:** | Owned, Stall, Titled |
| **Lot Size:** | - |
| **Lot Feat:** | - |

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| **Heating:** | Central, None | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Cork | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 444 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Stone, Vinyl Siding, Wood Frame | **Zoning:** | M1 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Open Floorplan, Quartz Counters | | |

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| **Inclusions:** | N/A |

Bright & Modern Main Floor Condo &ndash; Prime Skyview Ranch Location!  Welcome to this beautifully designed main floor unit offering approx. 900 sq ft of comfortable living space in the heart of Skyview Ranch. With a modern layout, quality finishes, and unbeatable location, this home is perfect for first-time buyers, downsizers, or investors!  Property Highlights: -Spacious open-concept layout with tons of natural light -Stylish kitchen featuring quartz countertops and stainless steel appliances -Two generously sized bedrooms with ample closet space -Two full bathrooms for added convenience -Stacked in-suite laundry -Direct patio access from the living area &ndash; perfect for enjoying morning coffee or entertaining -Approx. 900 sq ft of thoughtfully designed living space  Location Perks: -Walking distance to schools, parks, playgrounds, and everyday amenities -Only 10 minutes to Calgary International Airport and CrossIron Mills Mall -Convenient access to major roads and transit  Don&rsquo;t miss this opportunity to own a bright, modern condo in a well established community with everything at your doorstep!  Book your showing today and make this gem your new home!