

**1205, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2293232



\$294,000

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|------------------|---|---------------|-------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 819 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Additional Parking, Garage Door Opener, Guest, Heated Garage, Off Street, F | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space | | |

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|--------------------|--|-------------------|--------|
| Heating: | Central, Electric | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 426 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage | | |

Inclusions: bbq gas line on deck,

Welcome to this beautifully updated second-floor condo, where comfort meets style. This 819.10 sq ft - 2-bedroom, 2-bath unit boasts green space, park views and includes heated, secure underground parking along with additional storage. As you enter, you'll appreciate the fresh atmosphere created by BRAND new flooring and NEW White modern paint throughout. The generous balcony overlooks a green space and the park, complete with a BBQ gas line—perfect for summer gatherings. The kitchen features durable quartz countertops and stainless steel appliances, with ample storage and counter space for culinary creations. The open floor plan seamlessly connects the kitchen and living room, offering plenty of space for a dining table and ideal for entertaining. A built-in desk provides convenience for work-from-home needs or a cozy reading nook. The primary bedroom serves as a retreat, lots of natural light fills the room from the large window framing park views, while his/ her closets and 4-piece ensuite enhance privacy and comfort. The versatile second bedroom also enjoys a park view, making it perfect for children, guests or a home family room with its own large closet for added storage. Notably, this unit's location and view ensures it isn't sandwiched against another building, providing a more open and airy feel compared to many in the complex. The laundry room features a stacked front-load washer and dryer with room for extra storage making laundry day a breeze. Situated in a secure building, this condo is just minutes from shopping, schools, parks, and walking paths, with easy access to the airport and major traffic routes. Don't miss this opportunity to make this condo your new home; schedule your showing today and experience the ease of lifestyle you've been hoping for!