

6414, 302 Skyview Ranch Drive NE  
Calgary, Alberta

MLS # A2217013



## \$327,000

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	899 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 360
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Other, Vinyl Siding	<b>Zoning:</b>	NE
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Whether you're a first-time homebuyer or a savvy real estate investor, this is your golden opportunity! Step into this modern sanctuary in the sky—a spacious 2-bedroom, 2-bath condo that seamlessly combines contemporary style with peaceful green space views. A generously spacious living space where natural light pours in through LARGE PICTURE WINDOWS, offering serene views and a peaceful ambiance. Enjoy the perfect blend of openness and tranquility in this quiet, inviting space—ideal for both relaxing and entertaining. Wake up with serene mornings on your balcony, sipping coffee as the sun peeks over the treetops—and on special nights, take in the awe-inspiring Aurora Borealis from the warmth of your own home—no coat required! The sleek kitchen features STAINLESS STEEL appliances and generous cabinet space, perfect for everyday living or entertaining. Enjoy the added convenience of in-suite laundry, secure underground parking, and a private storage unit. Bright, quiet, and meticulously maintained—this condo offers the perfect blend of beauty, comfort, and long-term value. Don't miss your chance to own this rare gem!