

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.