



**GRASSROOTS**  
REALTY GROUP

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6412, 302 Skyview Ranch Drive NE  
Calgary, Alberta

MLS # A2309296



**\$235,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Skyview Ranch                      |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 593 sq.ft.                         | Age:   | 2016 (10 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Parkade, Titled, Underground       |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                   |
|-------------|-------------------------------------------------------------------|
| Heating:    | Baseboard                                                         |
| Floors:     | Carpet, Laminate                                                  |
| Roof:       | -                                                                 |
| Basement:   | -                                                                 |
| Exterior:   | Stone, Vinyl Siding, Wood Frame, Wood Siding                      |
| Foundation: | -                                                                 |
| Features:   | Breakfast Bar, No Smoking Home, Open Floorplan, Walk-In Closet(s) |

|            |        |
|------------|--------|
| Water:     | -      |
| Sewer:     | -      |
| Condo Fee: | \$ 320 |
| LLD:       | -      |
| Zoning:    | M-1    |
| Utilities: | -      |

Inclusions: N/A

TOP FLOOR | GREEN SPACE VIEWS | TITLED UNDERGROUND PARKING | WALKING DISTANCE TO SCHOOLS &mdash; Welcome to one of the best-value opportunities in Skyview Ranch! Whether you're a first-time home buyer tired of paying rent, an investor looking for a smart addition to your portfolio, or someone ready to downsize without compromise, this bright and beautifully maintained 2-bedroom condo checks all the boxes. Located on the top floor with no upstairs neighbours, this thoughtfully designed unit offers a bright open-concept layout, a modern kitchen with sleek appliances, in-suite laundry, and a spacious living area that leads to your private east-facing balcony &mdash; the perfect place to enjoy peaceful morning sunrises overlooking green space and a playground. Enjoy the convenience of titled underground parking, low condo fees, and a location that keeps you connected to everything. Walking distance to schools, parks, shopping, restaurants, and public transit, with quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport. Affordable, move-in ready, and packed with value &mdash; this is the kind of property buyers wait for. Book your private showing today before another top-floor opportunity is gone!