



**GRASSROOTS**  
REALTY GROUP

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2303, 302 Skyview Ranch Drive NE  
Calgary, Alberta

MLS # A2314041



**\$279,900**

|           |                                                                     |        |                   |
|-----------|---------------------------------------------------------------------|--------|-------------------|
| Division: | Skyview Ranch                                                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                                  |        |                   |
| Style:    | Apartment-Single Level Unit                                         |        |                   |
| Size:     | 858 sq.ft.                                                          | Age:   | 2015 (11 yrs old) |
| Beds:     | 2                                                                   | Baths: | 2                 |
| Garage:   | Additional Parking, Off Street, Secured, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                                                   |        |                   |
| Lot Feat: | -                                                                   |        |                   |

|             |                               |            |        |
|-------------|-------------------------------|------------|--------|
| Heating:    | Baseboard                     | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl   | Sewer:     | -      |
| Roof:       | -                             | Condo Fee: | \$ 426 |
| Basement:   | -                             | LLD:       | -      |
| Exterior:   | Aluminum Siding , Wood Frame  | Zoning:    | M-1    |
| Foundation: | -                             | Utilities: | -      |
| Features:   | Breakfast Bar, Open Floorplan |            |        |

Inclusions: NA

This bright and move-in ready 2-bedroom, 2-bathroom corner unit faces a peaceful courtyard and is filled with natural light through oversized windows, showcasing beautiful bright white modern finishes throughout. The open-concept layout features a dedicated dining area and a stylish kitchen with quartz countertops, stainless steel appliances, and crisp white cabinetry. Enjoy the added convenience of in-suite laundry in its own dedicated room, a private storage unit, and TWO titled parking stalls &mdash; a rare find in condo living! Located in a pet-friendly building in Skyview Ranch, just minutes from the airport, bus stops, schools, and everyday amenities. Don't miss this incredible opportunity, book your private showing today!