



GRASSROOTS
REALTY GROUP

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4203, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2332124



\$250,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	811 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate, Tile

Roof: Shingle

Basement: -

Exterior: Cedar, Concrete, Stone, Veneer, Vinyl Siding, Wood Frame

Foundation: -

Features: Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting

Water: -

Sewer: -

Condo Fee: \$ 444

LLD: -

Zoning: M-1

Utilities: -

Inclusions: Couch, Bed frame

Welcome to Orchard Sky — a bright, 2-bedroom-2-bathroom condo offering 811 sq ft of smart, low-maintenance living in Calgary. This thoughtfully designed unit lives large. The open layout is the perfect footprint for a well-equipped kitchen, an intimate dining room, and a large living room. At the heart of the home is a functional U-shaped kitchen featuring stainless steel appliances and extended full-height cabinetry that maximizes every inch (and eliminates the top-shelf dust bunnies). The living room is flooded with natural light from the sunny south-facing balcony. The primary bedroom easily fits a king-sized bed with nightstands to spare, and flows through a convenient walk-through closet directly into a private ensuite. On the opposite side of the unit, the second bedroom is equally generous — currently set up as a home office — and sits just steps from the 4-piece bathroom. It's a layout that works beautifully for guests, a home-based professional, or a roommate arrangement, with the bedrooms and bathrooms thoughtfully separated for maximum privacy. Storage is a genuine standout throughout: an entryway closet plus extra storage in the laundry room mean there's a place for everything. Upgraded laminate flooring runs throughout with tile in the bathrooms — and best of all, no carpet anywhere, making upkeep a breeze. Parking is worry-free with an underground stall and a storage locker located conveniently right in front of it. The location delivers unbeatable convenience. You're minutes from major routes including Metis Trail, Stoney Trail, Deerfoot Trail and Country Hills Boulevard, and a short drive to CrossIron Mills, Costco, and everyday shopping and dining at Skypointe Landing. Stay active at the nearby Genesis Centre, enjoy parks and pathways throughout the

community, and take advantage of being only minutes from the Calgary International Airport — a dream for frequent flyers with a travel bug. The home has been lived in & cared for meticulously. Paint and trims have been touched up and refreshed for the new owner. Whether you're a first-time buyer, a savvy downsizer, or an investor, this is inner-north living that checks every box. Check out the 3D tour or call your favourite real estate agent and come check it out for yourself!