

6211, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2213843



\$259,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 593 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Cork, Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 320 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | - | Utilities: | - |
| Features: | Elevator, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows | | |

Inclusions: N/A

WEST FACING UNIT | CONVENIENT LOCATION | 2 BEDROOM | TITLED PARKING | IN-UNIT LAUNDRY | Welcome to this stylish and upgraded 2-bedroom, 1-bathroom condo located in the established and amenity-rich community of Skyview Ranch. This well-maintained unit offers a bright and spacious layout with large windows that flood the living space with natural light. The open-concept kitchen features stainless steel appliances, ample cabinet storage, and a peninsula that doubles as a breakfast bar, seamlessly connecting to the dining area and living room—perfect for entertaining. Step out onto the sunny west-facing balcony, equipped with a BBQ gas line, ideal for outdoor dining and get-togethers. The primary bedroom is spacious and includes a ceiling fan with light, a large window, and a generous closet, while the second bedroom offers flexibility as a guest room, home office, or additional living space. The unit also includes a full-sized bathroom, a dedicated laundry area with a washer and dryer, and a hallway storage closet for added convenience. Enjoy the benefits of a titled parking stall, ample visitor parking, and easy access to nearby schools, shopping plazas, parks, and public transportation. This 2 bedroom condo is a fantastic opportunity in a thriving neighborhood.