

5409, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2248684



\$299,000

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this bright and meticulously maintained ****top-floor unit****, offering a thoughtful layout, high-end finishes, and an abundance of natural ****morning sunlight****. Featuring ****2 spacious bedrooms****, ****2 full bathrooms****, and ****heated underground parking with large private storage****, this unit is perfect for first-time buyers, professionals, or investors alike. Ideally situated in the ****central building of the complex****, it offers convenient access to ****ample visitor parking****, making it easy to host friends and family. Step inside to discover a stylish kitchen complete with a ****built-in desk nook****—ideal for a small home office or extra prep space. The open-concept design flows into the ****dining area and large living room****, providing a perfect space for relaxing or entertaining. Enjoy your morning coffee on the ****private balcony****, accessed directly from the living room through sliding glass doors. The ****primary suite**** easily accommodates a king-size bed and features a ****walk-through closet**** leading to a private ****4-piece ensuite****. A second full bathroom is conveniently located next to the ****versatile second bedroom****, ideal for guests, children, or a dedicated home office. Additional highlights include ****in-suite laundry****, ****luxury vinyl plank flooring****, and ****a spacious underground parking stall with front storage****. This top-floor gem combines modern comfort and functionality in a fantastic location—an excellent opportunity you won't want to miss!