

**3315, 302 Skyview Ranch Drive NE**  
**Calgary, Alberta**

**MLS # A2230911**



**\$329,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 497
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** GAS BBQ on Deck, Couch in living room, portable AC unit

This sunny and bright 2-bedroom, 2-bathroom corner unit is perfectly situated on the third floor and overlooks a peaceful greenspace. With one of the most desirable floorplans in the complex, this home offers an abundance of natural light thanks to its many large windows, creating a warm and inviting atmosphere throughout. The unit features, two generously sized bedrooms, including a primary suite with ensuite, a spacious, sun-filled living room, a modern kitchen with quartz countertops, stainless steel appliances, and a convenient breakfast bar, in-suite laundry for added convenience, and two titled parking stalls—one located in the heated underground garage right next to the stairwell, making grocery runs a breeze. Orchard Sky is a well-maintained, quiet complex with plenty of visitor parking. Enjoy being within walking distance to local schools, parks, and shopping, with easy access to major roadways and just minutes from the Calgary International Airport. Whether you're a first-time buyer, downsizer, or investor, this home is a must-see! Please check out the VIRTUAL TOUR LINK for hi-tech interactive floor plans/hi-def photos/virtual tours where you can take a "walk" throughout all rooms of the property.