

# \$345,000 - 6203, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2165878

**\$345,000**

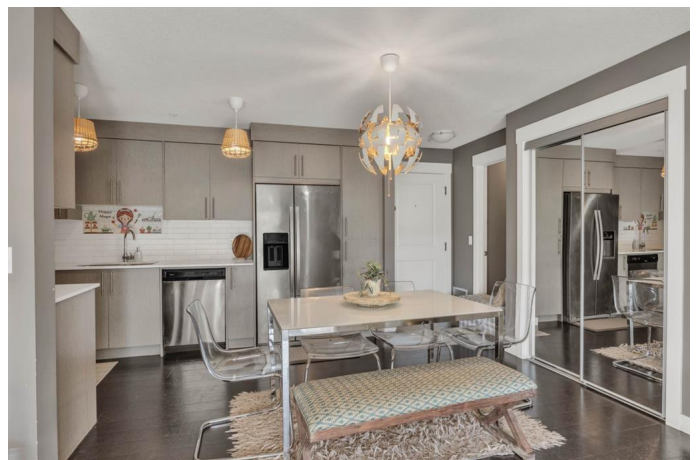
2 Bedroom, 2.00 Bathroom, 814 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Discover this beautiful & modern 2 bed 2 bath apartment condo situated in the thriving community of Skyview Ranch. Perfect for first-time homebuyers, young professionals, or savvy investors, this stylish unit offers an open-concept living area with plenty of natural light and upgraded lighting fixtures. The chef-inspired kitchen is equipped with high-end stainless steel appliances, stunning countertops, and abundant storage, making meal prep a joy. The spacious living room provides the perfect space for relaxation and leads out to your private balcony, ideal for enjoying your morning coffee or evening sunsets.

This well-designed floor plan includes a generously sized primary bedroom with a walk-in closet and a sleek ensuite bath. The second bedroom is perfect for guests, or a cozy space for a growing family. The unit also comes with in-suite laundry, open office space, titled underground parking, and easy access to additional amenities like visitor parking.

Enjoy the convenience of living close to major roadways, including Deerfoot Trail and Stoney Trail, with nearby public transit making it easy to commute to downtown Calgary and minutes away from International Airport. Skyview Ranch is a family-friendly community, complete with schools, parks, and shopping all within walking distance or few minutes drive to



Costco, Cross Iron Mills, Chalo Freshco, Shoppers and all the major banks for your daily needs. Don't miss out on this exceptional opportunity to own a contemporary home in one of Calgary's fastest-growing neighbourhoods.

Built in 2016

### Essential Information

MLS® #	A2165878
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	814
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	6203, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P5

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Walk-In Closet(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan,

	Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Vinyl Siding, Stone, Wood Frame

### **Additional Information**

Date Listed	September 27th, 2024
Days on Market	166
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	PREP Realty
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