



## 302 Skyview Ranch Drive Calgary Alberta

\$265,000

Discover a stylish modern condo that ticks all the boxes - ideal for your first home, a smart investment, downsizing, or sharing with a roommate. With remarkably low condo fees, this condo is a standout opportunity. The kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, and a trendy white backsplash. Loads of cabinet space and a spacious breakfast bar complete the picture. The open layout gives you room to play - set up a dining table or make the breakfast bar your go-to dining spot. The living room is cozy with wood veneer and cork floors, plus big windows for a cheerful vibe. Step outside to a shared green space, perfect for pets or relaxation. The primary bedroom offers a walk-in closet and lots of light. The second bedroom is versatile - perfect as an office, hobby room, gym, or cozy den. The upgraded bathroom boasts a soaker tub and extra storage. Convenient stacked washer and dryer are tucked away between the bedrooms. With titled parking and plenty of visitor spots, parking is a breeze. All of this in the energetic Skyview Ranch community - close to shops, schools, major roads, the Calgary Airport, and a future LRT station. Your ideal living space awaits - act now! Almost 10k reduction for quick sell. BRAND NEW LIVING WATERPROOF LIVING FLOOR. NOTE - "The broken electric cook range will be replaced with a brand-new one before possession. (id:6769)

Living room 3.35 M x 3.30 M

Kitchen 2.67 M x 2.52 M

Dining room 2.29 M x 1.50 M

Laundry room .99 M x .97 M

Primary Bedroom 3.05 M x 2.97 M

Bedroom 2.77 M x 2.62 M

4pc Bathroom 2.36 M x 1.50 M

Other 1.85 M x 1.22 M

Listing Presented By:



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