

**1210, 302 SKYVIEW RANCH Drive**  
**Calgary, Alberta**

**MLS # A2252459**



**\$320,800**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 784 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | 0.46 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                                    |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Cork                                                                                                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                  | <b>Condo Fee:</b> | \$ 426 |
| <b>Basement:</b>   | -                                                                                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cedar, Stone, Vinyl Siding                                                                                                         | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -                                                                                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows |                   |        |

**Inclusions:** TV WALL BRACKETS AND ATTACHMENTS, WINDOW BLINDS

Step inside this beautiful, move-in-ready apartment at Orchard Sky in Skyview. This incredible 2-bedroom, 2-bathroom unit has been meticulously cared for, and it shows! You'll be immediately impressed by the thoughtfully designed, open-concept layout that makes you feel right at home. The heart of the home is a sparkling, all-white kitchen with abundant counter and storage space. It connects to a bright dining area, perfect for hosting dinner parties. The living room is bathed in natural light, making it a comfortable spot to unwind. Extend your living space onto the private balcony, a great place to barbecue or simply sit and enjoy the breeze. Retreat to the spacious primary bedroom, which features a walk-through mirrored closet leading to a 4-piece ensuite bathroom. The second bedroom is also a great size and is located next to the main 4-piece bathroom. A huge laundry area offers plenty of extra space for storage. To top it all off, the unit includes an assigned storage space and a titled underground parking stall right in front of it. Whether you're starting your homeownership journey, looking to downsize, or adding to your investment portfolio, this property is a fantastic find. The location is second to none—just a short walk from Prairie Sky School and Apostles of Jesus Catholic School (K-9), parks, playgrounds, and a variety of shops and restaurants. Commuting is a breeze with quick access to the Calgary International Airport and major routes like Country Hills Boulevard, Stoney Trail, and Deerfoot Trail. Come see this precious gem for yourself! Call to schedule a viewing.