

4116, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2178191

\$327,900



Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	849 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 444
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters, See Remarks		

Inclusions: N/A

Presenting a spacious and light-filled end unit apartment in the vibrant, maturing community of Skyview Ranch. This open-concept floorplan features two generously sized bedrooms and two full baths, with an abundance of natural light streaming in through large windows on two sides. The primary bedroom offers a walk-through closet leading to a private 4-piece ensuite, providing a sense of retreat and convenience. The secondary bedroom is thoughtfully separated from the primary by a well-designed living area, dining space, and modern kitchen, ensuring privacy and functionality. The welcoming entrance foyer offers ample closet space for coats and footwear, while a dedicated office nook with a built-in desk and connectivity adds versatile workspace. The kitchen boasts stainless steel appliances, sleek quartz countertops, an undermount sink, and ample storage, ideal for efficient daily living. Durable flooring throughout and cozy carpeting in the bedrooms enhance comfort and low-maintenance living. A titled underground parking stall is included in a prime location, adding extra value to this property. This unit represents an excellent rental investment opportunity, with a long-term, reliable tenant already in place. The current lease extends until July 31, 2025, pays \$1,950 per month. Skyview Ranch offers convenient access to Calgary International Airport, Deerfoot Trail, Stoney Trail, and nearby Airdrie. Enjoy a neighborhood rich in amenities, including schools, shopping, and ample green spaces, making it an ideal choice for buyers seeking both comfort and community.