

# \$309,000 - 1307, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2220315

**\$309,000**

2 Bedroom, 2.00 Bathroom, 811 sqft

Residential on 0.00 Acres

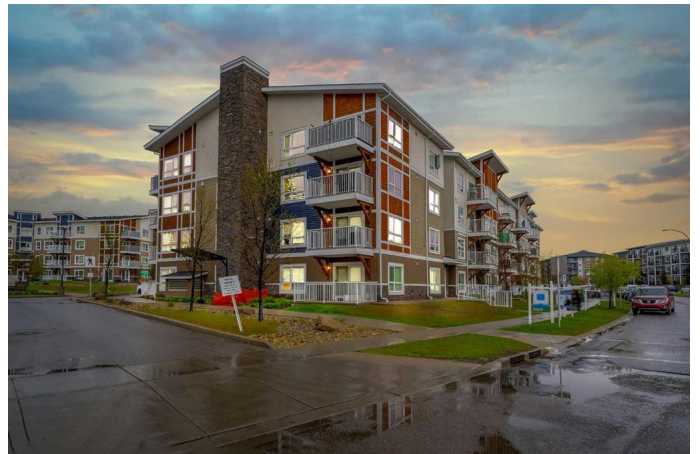
Skyview Ranch, Calgary, Alberta

Welcome to this stunning 2-bedroom, 2-bathroom condo in the highly desirable Skyview Ranch community, perfect for investors or first-time buyers. Bathed in natural light, this modern unit features sleek white cabinetry, elegant quartz countertops, and a built-in desk, ideal for a home office. The open-concept layout flows seamlessly, leading to a sunlit patio with a gas line for your BBQ, perfect for entertaining.

Both bedrooms are generously sized and thoughtfully positioned on opposite ends for privacy. The primary suite includes dual walk-through closets and a luxurious 4-piece ensuite, while the second full bathroom is conveniently located near the second bedroom. Enjoy the convenience of in-suite laundry and ample storage throughout.

This unit comes with a titled underground parking stall, complete with a storage unit, and offers plenty of visitor parking. Located in the vibrant Orchard Sky complex, you're steps from playgrounds, parks, pathways, and two elementary schools. With quick access to Stoney Trail, Country Hills, and Metis Trail, you're minutes from the Airport, CrossIron Mills, Costco, and other amenities.

Don't miss this opportunity to own a sophisticated and conveniently located home in one of Calgary's most sought-after neighborhoods. Schedule your viewing today!



Built in 2016

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2220315          |
| Price          | \$309,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 811               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1307, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N0P5                           |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Elevator(s), Playground, Visitor Parking  |
| Parking Spaces | 1                                         |
| Parking        | Guest, Heated Garage, Titled, Underground |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 1                                                                                                    |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Courtyard, Playground |
|-------------------|-----------------------|

Construction                Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed                May 16th, 2025  
Days on Market        52  
Zoning                    M-1  
HOA Fees                79  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            PREP Realty

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