

# \$304,990 - 2217, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2218453

**\$304,990**

2 Bedroom, 2.00 Bathroom, 823 sqft

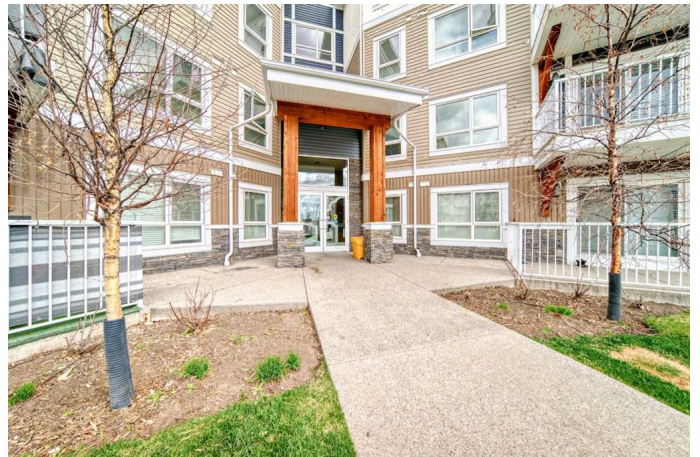
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Click brochure link for more details.

Showcasing 2217-302 Skyview Ranch Dr NE—a pristine 2-bedroom, 2-bathroom condo that embodies modern living in Calgary’s vibrant Skyview Ranch community. This stylish unit boasts upgraded high-end Luxury Vinyl flooring—a standout feature—paired with bright, vibrant walls, creating an uplifting and inviting atmosphere that feels like the perfect home. The thoughtfully designed open-concept layout seamlessly connects a spacious living area with a sleek, contemporary kitchen, complete with sophisticated cabinetry, premium stainless steel appliances, and ample countertops—perfect for both culinary creativity and lively gatherings.

Enjoy your south-facing balcony, a serene retreat offering warm sunlight and a charming garden view, ideal for savoring morning coffee or outdoor relaxation. The condo features plenty of natural light thanks to its south-facing balcony. The convenience of in-suite laundry elevates everyday living, while the luxury of heated underground parking ensures year-round comfort. With ample visitor parking and additional street parking, hosting guests is a breeze! Nestled in a prime location, this condo is just a 10-minute drive from the Calgary International Airport and steps from Public school, parks, a spacious kids’ play area, shopping destinations like CrossIron Mills, Costco, and FreshCo, plus a 2-minute walk to a bus stop—an exceptional Skyview



Ranch gem blending style and convenience in a sought-after neighborhood.

Built in 2016

**Essential Information**

MLS® #	A2218453
Price	\$304,990
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	823
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2217, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P5

**Amenities**

Amenities	Trash, Visitor Parking, Elevator(s), Secured Parking
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Baseboard
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Balcony, Garden
Construction	Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	72
Zoning	M-1
HOA Fees	80
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Honestdoor Inc.
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.