

# \$319,900 - 1104, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2224685

**\$319,900**

2 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

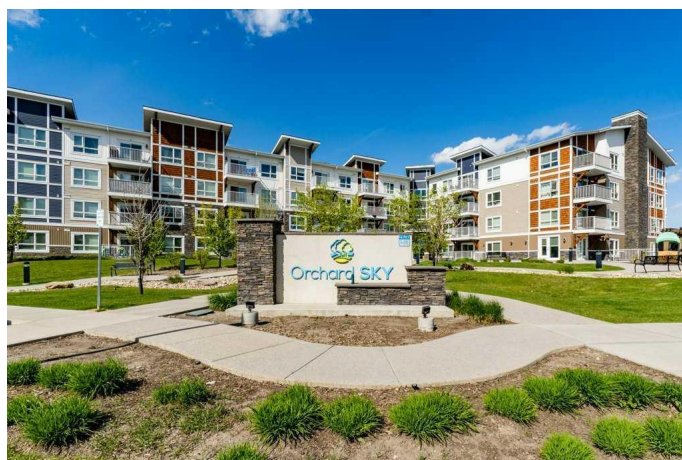
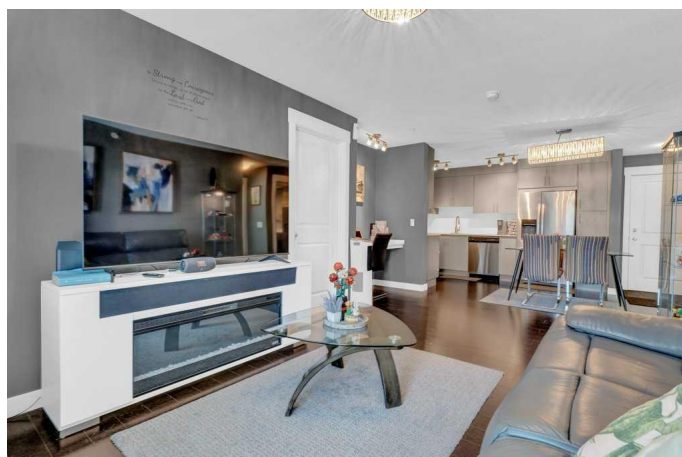
Welcome to this beautifully maintained, 2-bedroom condo in the desirable community of Skyview Ranch. This thoughtfully designed unit features durable cork flooring throughout the main living and kitchen areas, with sleek tile in the bathrooms and laundry room. The modern kitchen boasts Whirlpool stainless steel appliances, quartz countertops, high-quality full-height cabinetry, and a stylish white subway tile backsplash. The primary bedroom includes a private 4-piece ensuite and double mirrored sliding-door closets. A spacious second bedroom offers a large window, ample closet space, and easy access to the main 4-piece bathroom. Additional highlights include a generous patio with a gas BBQ hookup, a titled surface parking stall, an in-suite laundry area, and a convenient office nookâ€”perfect for working from home. Located within walking distance to public transit, playgrounds, schools, shopping, and with quick access to major Calgary roadways, this unit offers both comfort and convenience. Why rent when you can own at such an incredible price? Ideal for first-time buyers, investors, young professionals, or those looking to downsize. Book your showing today and make this exceptional home yours!

Built in 2016

## Essential Information

MLS® #

A2224685



Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	816
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1104, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P5

### Amenities

Amenities	Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Barbecue, Playground
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	May 26th, 2025
Days on Market	46
Zoning	M-1
HOA Fees	76
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	CIR Realty
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