

# \$319,800 - 2403, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2196805

**\$319,800**

2 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this stunning top-floor corner unit in Skyview Ranch, one of Calgary's fastest-growing communities. Offering over 850 sq. ft. of bright and open living space, this 2-bedroom, 2-bathroom condo is exceptionally clean and filled with natural light. Enjoy breathtaking mountain views from the private balcony, which also includes a gas line for your BBQ, perfect for outdoor cooking and relaxation.

The open-concept living area is spacious and inviting, ideal for entertaining. The modern kitchen boasts stainless steel appliances, ample cabinet space, and stylish countertops. The primary bedroom features a walk-in closet and an ensuite bath, while the second bedroom is generously sized—perfect for guests, a home office, or additional living space. In-suite laundry adds to the convenience of this well-designed unit.

Parking is effortless with one heated underground stall and an additional assigned surface stall, along with plenty of visitor parking. A separate storage locker provides extra space.

This location is unbeatable, within walking distance to schools, parks, shopping plazas, and daily essentials at Sky Pointe Landing and Redstone Market Square. Major roads like Stoney Trail and Deerfoot Trail are just minutes away, ensuring quick access to



downtown Calgary, the airport (10 minutes away), and other key destinations. CrossIron Mills and Horizon Mall are also just 10 minutes away, offering extensive shopping, dining, and entertainment options.

This is a fantastic opportunity for homebuyers and investors! Whether you're looking for a move-in-ready home in a growing community or a high-demand rental property, this unit offers modern living, unbeatable convenience, and excellent value. With strong rental potential, proximity to major amenities, and easy access to key roadways, this property is a smart investment for both personal use and long-term returns. Don't miss out on owning a prime condo in one of Calgary's most sought-after neighborhoods.

Built in 2016

**Essential Information**

MLS® #	A2196805
Price	\$319,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

**Community Information**

Address	2403, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3N 0P5

### Amenities

Amenities	Park, Visitor Parking, Elevator(s), Parking, Playground, Secured Parking, Service Elevator(s), Snow Removal, Storage, Trash
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Storage, Breakfast Bar, Closet Organizers, Elevator, Vinyl Windows, Smart Home, Wired for Data
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Storage
Roof	Asphalt Shingle
Construction	Stone, Asphalt, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	February 26th, 2025
Days on Market	97
Zoning	M-1
HOA Fees	78
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Brilliant Realty
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