

# \$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        53  
Zoning                 M-1  
HOA Fees               79  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           PREP Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.