

# \$329,900 - 3406, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2222347

**\$329,900**

2 Bedroom, 2.00 Bathroom, 815 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

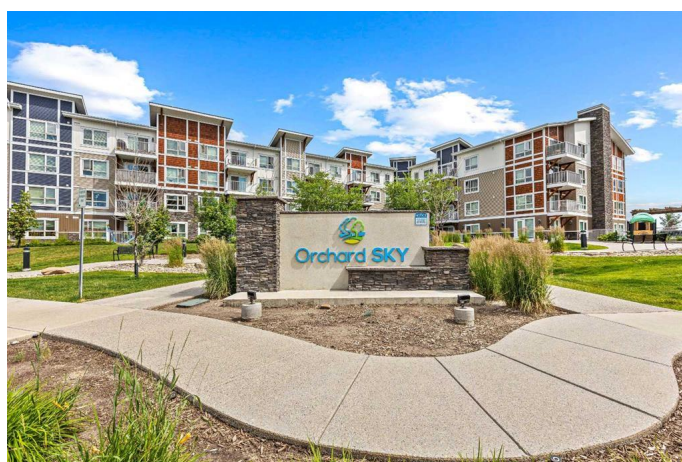
Welcome to this beautiful top-floor condo in the vibrant community of Skyview Ranch, NE Calgary. Featuring 2 spacious bedrooms, 2 full bathrooms, and breathtaking west-facing views of the majestic Canadian Rockies and downtown, this home offers the perfect blend of comfort, style, and convenience.

Step inside to discover a modern open-concept kitchen with sleek white cabinetry, elegant quartz countertops, and stainless steel appliances. The living room is bathed in natural light through large patio doors, leading to your private balcony where you can unwind while soaking in the mountain views.

The primary bedroom features large picturesque window, a walk-through closet, and a 4-piece ensuite. The second bedroom, nearly equal in size, also includes its own window and a spacious closet – making both bedrooms feel bright, vibrant, and inviting. A common 4-piece bathroom, dedicated workstation, and in-unit laundry add to the everyday convenience.

This unit includes a titled underground heated parking stall and assigned storage locker. Located close to both public and Catholic K-9 schools, shopping plazas, grocery stores, restaurants, Costco, and Calgary Airport. A bus stop right outside the building and quick access to Stoney Trail & Deerfoot Trail make commuting a breeze.

Whether you're a first-time buyer, looking to downsize, or a savvy investor, this condo is



a fantastic opportunity that checks all the boxes.

Don't miss out – contact your favourite REALTOR® today to book a showing!

Built in 2016

### Essential Information

MLS® #	A2222347
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	815
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3406, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0P5

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Playground, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 18th, 2025
Days on Market	24
Zoning	M-1
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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