

# \$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 nook—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 | 38             |
| Zoning         | M-1            |
| HOA Fees       | 76             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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