

# **\$314,000 - 5306, 302 Skyview Ranch Drive Ne, Calgary**

MLS® #A2213262

**\$314,000**

2 Bedroom, 2.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Presenting a spacious and expansive 3rd floor unit apartment in the vibrant, maturing community of Skyview Ranch. Offering an open and functional 2 generously sized bedroom layout with 2 full baths. The welcoming entrance foyer offers ample closet space for coats and footwear, while a dedicated office nook with a built-in desk and connectivity adds versatile workspace. The modern kitchen comes equipped with Stainless steel appliances, Quartz countertops, classy white backsplash and plenty of storage. It stands out for its quality and convenience. The primary bedroom offers a walk-through closet leading to a private 4-piece ensuite, providing a sense of retreat and convenience. The secondary bedroom is thoughtfully separated from the primary by a well-designed living area ensuring privacy and functionality. Come and enjoy the convenience of having an In-Suite Laundry and a spacious BALCONY. A titled underground parking stall is included in a prime location, adding extra value to this property. The location is amazing with proximity to park/playground, public transit, schools, shopping, and major roadways like Deerfoot Trail, Stoney Trail and nearby Airdrie. It also conveniently located close to Calgary International Airport and future LRT. This condo is in an ideal location. With ample visitor parking and additional street parking!

Built in 2016



## Essential Information

MLS® #	A2213262
Price	\$314,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	823
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	5306, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P5

## Amenities

Amenities	Elevator(s), Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Private Entrance, Storage
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	April 19th, 2025
Days on Market	10
Zoning	M-1
HOA Fees	80
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	TREC The Real Estate Compar
----------------	-----------------------------



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