

# \$339,800 - 2403, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2196805

**\$339,800**

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	\$339,800
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 Elevator(s), Park, Parking, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Service Elevator(s)  
Parking Spaces 2  
Parking Stall, Underground

### Interior

Interior Features Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Smart Home, Storage, Vinyl Windows, Elevator, 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 Concrete, Stone, Asphalt  
Foundation Poured Concrete

### Additional Information

Date Listed February 26th, 2025  
Days on Market 39  
Zoning M-1  
HOA Fees 78  
HOA Fees Freq. ANN

### Listing Details

Listing Office Brilliant Realty

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