

# \$328,888 - 3414, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2200070

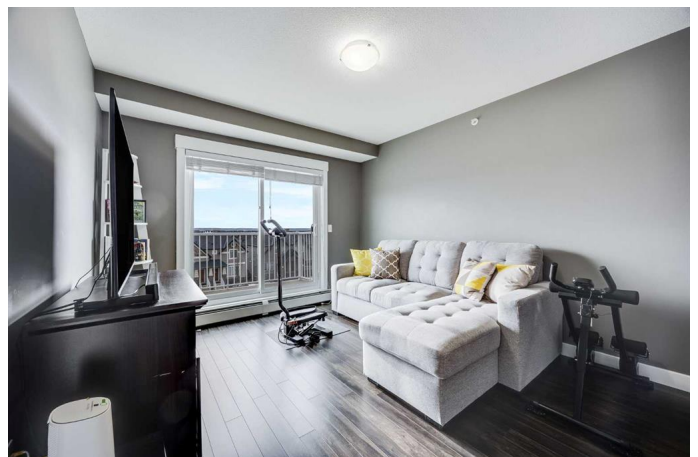
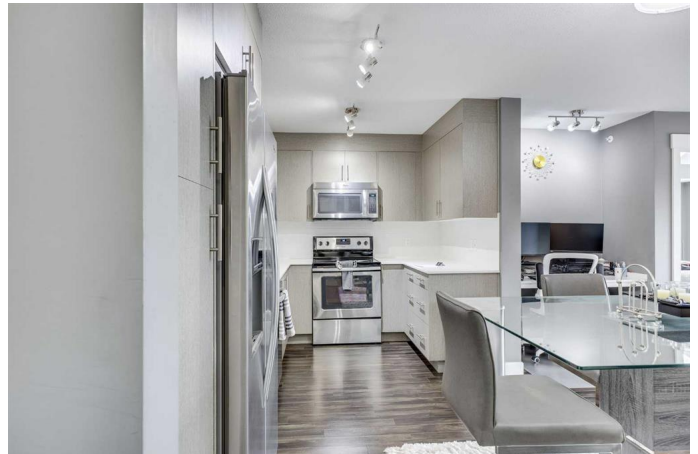
**\$328,888**

2 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this bright and inviting top-floor condo in the sought-after community of Skyview Ranch! Offering 816.12 sq. ft. of thoughtfully designed living space, this 2-bedroom, 2-bathroom unit is the perfect blend of comfort and convenience. Step inside to discover a spacious open-concept layout that maximizes both natural light and functionality. The kitchen features modern cabinetry, sleek countertops, and plenty of prep space—ideal for home cooks or entertaining. The living area is warm and welcoming, with direct access to a private balcony, where you can unwind and enjoy the peace and quiet of a top-floor unit. The primary bedroom is generously sized, complete with a generous sized closet leading to a 4-piece ensuite. The second bedroom is versatile—great for guests, a home office, or additional family members. A second full 4-piece bathroom adds extra convenience. Recent upgrades include a brand-new dishwasher, washer, and dryer, all covered by an extended warranty, ensuring worry-free ownership. In-suite laundry and storage make everyday living effortless. Plus, this unit comes with a secure underground parking stall for added convenience. Location is everything, and Skyview Ranch delivers! Enjoy walking distance to everyday essentials, quick access to major shopping centres, Calgary Transit, and easy commutes to the airport. This home offers exceptional value in a thriving neighbourhood.



Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2200070          |
| Price          | \$328,888         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 816               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 3414, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                     |
| Parking        | Underground                                           |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Pantry                                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 42              |
| Zoning         | M-1             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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