

# \$315,000 - 3203, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2206244

**\$315,000**

2 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

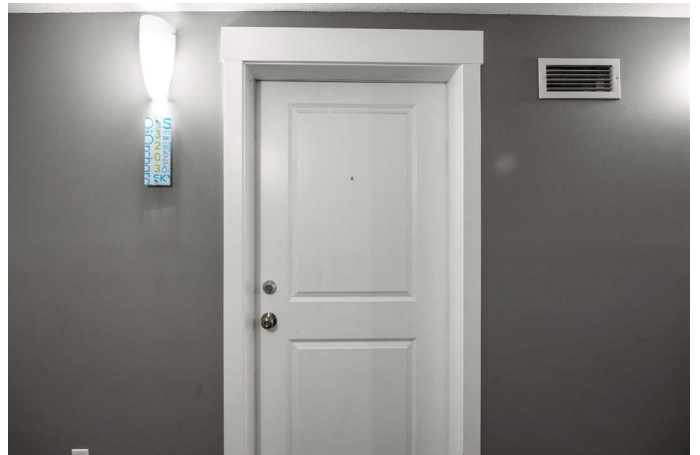
Home Sweet Home! Welcome to this stylish 2 Bedroom 2 Bathrooms apartment in the vibrant community of Skyview Ranch. Featuring stainless steel appliances, floor-to-ceiling kitchen cabinetry and elegant quartz countertops throughout.

The bright and open floorplan enhances the flow of the Single Level Unit. The Kitchen connects seamlessly to the Dining Area and Living Room with large windows welcoming natural light throughout the space. Cork flooring runs through the main living areaâ€”naturally antimicrobial and providing both sound and thermal insulation for year-round comfort. Step outside to the Balcony with a BBQ gas line and enjoy a private outdoor space ideal for relaxation.

The spacious Primary Bedroom includes a 4-piece Ensuite Bath and a walk-through closet. A second good-sized Bedroom provides additional space for family or guests. A functional Den is perfect for a home office or study nook. An additional full Bath and an in-suite Laundry Room complete this unit.

This unit also comes with a titled, heated underground parking stall. Condo fees cover gas, heat and water.

Located close to schools, playgrounds, parks, shopping and walking paths â€” with quick access to Stoney Trail and Deerfoot Trail â€”



this is an excellent opportunity for first-time buyers or investors. Don't miss this!

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206244          |
| Price          | \$315,000         |
| 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     | 3203, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Secured, Titled, Underground                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Quartz Counters, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |

# of Stories 4

## Exterior

Exterior Features Balcony, BBQ gas line

Construction Vinyl Siding, Wood Frame

## Additional Information

Date Listed March 28th, 2025

Days on Market 9

Zoning M-1

HOA Fees 84

HOA Fees Freq. ANN

## Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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