

# \$329,900 - 3406, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2222347

**\$329,900**

2 Bedroom, 2.00 Bathroom, 815 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this beautiful top-floor condo in the vibrant community of Skyview Ranch, NE Calgary. Featuring 2 spacious bedrooms, 2 full bathrooms, and breathtaking west-facing views of the majestic Canadian Rockies and downtown, this home offers the perfect blend of comfort, style, and convenience.

Step inside to discover a modern open-concept kitchen with sleek white cabinetry, elegant quartz countertops, and stainless steel appliances. The living room is bathed in natural light through large patio doors, leading to your private balcony where you can unwind while soaking in the mountain views.

The primary bedroom features large picturesque window, a walk-through closet, and a 4-piece ensuite. The second bedroom, nearly equal in size, also includes its own window and a spacious closet – making both bedrooms feel bright, vibrant, and inviting. A common 4-piece bathroom, dedicated workstation, and in-unit laundry add to the everyday convenience.

This unit includes a titled underground heated parking stall and assigned storage locker. Located close to both public and Catholic K-9 schools, shopping plazas, grocery stores, restaurants, Costco, and Calgary Airport. A bus stop right outside the building and quick access to Stoney Trail & Deerfoot Trail make commuting a breeze.

Whether you're a first-time buyer, looking to downsize, or a savvy investor, this condo is



a fantastic opportunity that checks all the boxes.

Don't miss out – contact your favourite REALTOR® today to book a showing!

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2222347          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 815               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 3406, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N0P5                           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Playground, Secured Parking, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Quartz Counters   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 4         |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Zoning         | M-1            |
| HOA Fees       | 84             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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