

\$321,999 - 3402, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2259602

\$321,999

2 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

****HUGE PRICE REDUCTION FOR QUICK SALE**** Now offered at a new price, this top floor corner unit is a rare opportunity for first-time buyers, young families, or investors, seeking both comfort and spectacular views of the Alberta Rockies and downtown Calgary!

Welcome to this bright, and spacious top floor corner unit. With stunning west and north views, enjoy the breathtaking evening sunsets over the mountains.

This recently updated condo is perfect for families, professionals, and investors. Featuring two bedrooms, two full bathrooms, 1 above ground titled stall and 1 heated underground titled stall with additional storage.

The entryway welcomes you with a storage area and coat closet. Further ahead is a built in desk area. Beside the desk is a tiled laundry room with full size stacked Whirlpool front load washer dryer. To your right, the hallway continues and brings you to the first full four piece bathroom, beautifully tiled and ready for your guests. To the left is the first bedroom, right-sized for your growing family or as a home office. Straight ahead and you will find the dining area leading into the peninsula kitchen, featuring stainless steel Whirlpool appliances. Further ahead is the spacious living room for all your entertaining, sports games, and family movie nights. Off the family



room facing North West is a beautiful balcony where you can enjoy the gorgeous morning views of downtown Calgary and stunning Alberta sunsets over the Rockies. To the right of the living room is a large main bedroom with a walk through closet into your four piece tiled ensuite.

Located in Skyview Ranch, steps from shops and schools with easy access to Stoney Trail, Crossiron Mills, and Calgary International Airport. Don't miss this fantastic opportunity - schedule your showing today!

Built in 2015

Essential Information

MLS® #	A2259602
Price	\$321,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3402, 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 2
Parking Heated Garage, Stall, Titled,

Interior

Interior Features Breakfast Bar, No Smoking H
Appliances Dishwasher, Electric Range,
Coverings, Washer/Dryer Sta
Heating Baseboard
Cooling None
of Stories 4



Exterior

Exterior Features Balcony, BBQ gas line, Storage
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed September 24th, 2025
Days on Market 18
Zoning M-1
HOA Fees 84
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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.