

# \$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 area—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 — with quick access to Stoney Trail and Deerfoot Trail —



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 7

Zoning M-1

HOA Fees 84

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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