

3201, 302 Skyview Ranch Drive NE  
Calgary, Alberta

MLS # A2220538



**\$334,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                                      |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                 |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                  |
| <b>Size:</b>     | 884 sq.ft.   | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Cork, Tile                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | \$ 497 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                       | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bidet, Breakfast Bar, Open Floorplan, Quartz Counters |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this sunny and spacious 2-bedroom, 2-bathroom corner condo in the desirable Skyview Ranch community. This fully upgraded unit includes 2 titled parking spots—one underground heated stall and one surface stall just steps from the door—plus an assigned storage unit. Enjoy natural light all day with large east-facing windows and a private balcony overlooking a peaceful common area. The modern kitchen features quartz countertops, a raised breakfast bar, stainless steel appliances, and plenty of cabinet space—perfect for cooking and entertaining. The primary bedroom offers a walk-through closet and a private 4-piece ensuite. The second bedroom is nearly equal in size and includes its own dedicated closet, with easy access to a separate 4-piece bathroom—ideal for guests or family. In-suite laundry adds everyday convenience. Just a 2-minute walk to both public and Catholic K&N—9 schools. Close to shopping plazas, grocery stores, restaurants, Costco, and Calgary International Airport. A bus stop is right outside the building, and you’re minutes from Stoney Trail and Deerfoot for easy commuting. Don’t miss this fantastic opportunity—contact your favorite REALTOR® today to book a showing!