$376,999 - 3103, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2202933

$376,999

2 Bedroom, 2.00 Bathroom, 822 sqft
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

This spacious and well-appointed 2-bedroom, 2-bathroom corner unit offers a bright, open-concept layout, perfect for comfortable living. With a large walk-out concrete private patio featuring a BBQ gas line, it's ideal for outdoor relaxation and entertaining. Enjoy an abundance of natural light from sliding glass patio doors and large bedroom windows.

The home boasts high-quality finishes including cork flooring in the entrance, kitchen, and living areas, and carpeted bedrooms for added comfort. Both bathrooms feature elegant tile flooring, and the primary bedroom includes a walk-through double mirrored closet leading to a private ensuite. The second bedroom offers a generously sized mirrored closet for ample storage.

Additional features include in-unit laundry with a stacked white front-load washer and dryer, and a built-in desk for a functional workspace. The kitchen is equipped with stone countertops, stainless steel appliances (refrigerator with ice and water dispenser, oven-range with cooktop, and built-in over-range microwave hood fan), complemented by light-colored cabinetry.

For added convenience, the building is equipped with an elevator and offers secure heated underground parking. The private titled parking stall includes additional secured storage, providing both safety and

convenience.

This unit is one of the largest in the complex and is ideally located in close proximity to schools, parks, shopping centers, medical offices, grocery stores, playgrounds, and transit options. It also offers easy access to downtown Calgary and major roadways, with the Calgary Airport just a 7-minute drive away.

Don't miss out on this exceptional opportunity! Book your showing today!!!

Built in 2016

Essential Information

MLS® #	A2202933
Price	$376,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	822
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3103, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P5

Amenities

Amenities	Elevator(s), Parking, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking

| Parking Spaces | 1 |
| Parking | Heated Garage, Parkade, Titled |

Interior

Interior Features	Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Playground
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	March 16th, 2025
Days on Market	43
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

| Listing Office | CIR Realty |