



**5304, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2285916**



**\$265,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	809 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 462
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Move-in ready third-floor condominium with heated underground titled parking and additional storage, located in a well-maintained four-storey building. This 2-bedroom, 2-bathroom home offers 809 square feet of functional living space with a bright open-concept layout connecting the kitchen, dining, and living areas. The kitchen features stone countertops, stainless steel appliances, ample cabinetry, and a built-in workstation. Large windows provide natural light throughout, while the living area offers access to a private balcony. The primary bedroom includes a walk-through closet and private ensuite. The second bedroom provides flexibility for guests, a home office, or shared living. Heated underground titled parking and additional storage add everyday convenience. Located in Skyview Ranch with convenient access to Deerfoot Trail, Stoney Trail, Metis Trail, public transit, and nearby amenities.