



**2408, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2294229**



**\$315,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	839 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 408
<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>	Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this exceptional top-floor corner unit in the sought-after community of Skyview Ranch, Calgary. Offering 839 sq. ft. of beautifully updated living space, this 2-bedroom, 2-bathroom condo combines modern finishes with an unbeatable layout and stunning northwest-facing views—including the rare chance to catch the Aurora Borealis. Recently renovated, the home features brand new flooring, fresh paint, and upgraded quartz countertops throughout. The stylish kitchen is both functional and elegant, complete with stainless steel appliances, ample cabinetry, and sleek finishes, perfect for everyday living and entertaining. The spacious primary bedroom includes a private ensuite, while the second bedroom is ideal for guests, a home office, or roommates. Step out onto your private balcony with a natural gas BBQ line and enjoy open skies and breathtaking views. Additional highlights include underground parking and the comfort of top-floor living. Located close to shopping, dining, parks, and walking paths, with quick access to major routes, this home offers both convenience and lifestyle in one of Calgary’s most vibrant communities. Perfect for first-time buyers, investors, or those looking to downsize—this turnkey condo truly has it all. Don’t miss your opportunity—book your showing today!