



GRASSROOTS
REALTY GROUP

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**5402, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2213223



\$329,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 497
Basement:	-	LLD:	-
Exterior:	Concrete, Other	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

A BIG price drop, Motivated Seller..... LARGEST UNIT IN THE BUILDING around 900SF| TOP FLOOR CORNER UNIT | STUNNING MOUNTAIN & AIRPORT VIEWS | 2 TITLED PARKING STALLS (1 HEATED UNDERGROUND + 1 SURFACE NEAR ENTRANCE) | STORAGE LOCKER | ONLY ONE COMMON WALL..... This is the one you've been waiting for! Welcome to one of the largest and most desirable units in the entire Orchard Sky complex—a rare top-floor, corner unit offering nearly 900 sq ft of thoughtfully designed living space. With only one shared wall, no neighbors above, and extra windows for natural light, this is true penthouse-style privacy without the price tag. Enjoy breathtaking mountain and airport views from your spacious NW-facing balcony, perfect for morning coffee or evening sunsets. Whether you're entertaining or unwinding, the view alone will make you fall in love. Parking? We've got you covered—literally and conveniently. This unit includes two titled parking stalls: a heated underground stall and a surface stall steps from the main entrance. Even better, there's a secure storage locker in the parkade located just behind your underground stall—perfect for keeping your seasonal gear, tools, or extra belongings safe and out of sight. Inside, you'll find a bright and open layout featuring 2 spacious bedrooms and 2 full bathrooms, including a primary suite with a 4-piece ensuite. The modern kitchen opens seamlessly into the living and dining areas, ideal for everyday living and entertaining. Plus, there's in-suite laundry and extra storage space for added convenience. Low condo fees include heat and water, and you're located in the heart of Skyview Ranch—steps from schools (Prairie Sky & Apostles of Jesus), transit, playgrounds,

bike paths, soccer fields, and everyday amenities. You're also just minutes to CrossIron Mills, Costco, major roadways, and Calgary International Airport. This is a rare opportunity to own the best unit in a prime location. Spacious, private, and move-in ready—book your private showing today!