

# \$319,000 - 1308, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2238961

**\$319,000**

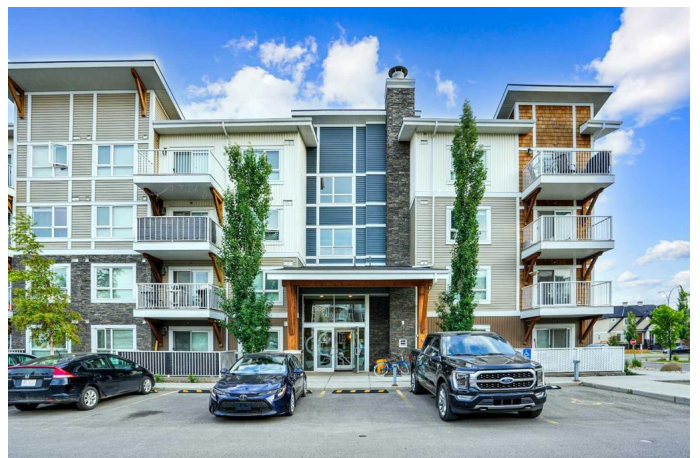
2 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

welcome to this well-kept and move in ready 2-bedroom 2-washroom apartment in the heart of Skyview! whether you're a first-time homebuyer, downsizing, or looking for a fantastic investment opportunity, this condo offers both comfort and convenience in a prime location. As you step inside, you'll be greeted by a functional and modern kitchen equipped with a refrigerator, dishwasher, electric range, and a microwave hood fan. The kitchen flows seamlessly into the spacious living room, which is bathed in natural light and leads to a sunny balcony, perfect for enjoying your morning coffee or unwinding in the evening. This unit features two generously sized bedrooms, including a master bedroom and a private ensuite. additionally. For added convenience, the condo also comes with in-unit laundry. The building is secure and well managed, offering great amenities such as an elevator and heated underground parking is a huge bonus during Calgary's colder months! Location is everything, and this condo does not disappoint. Steps away from Schools, Grocery stores, restaurants, and a professional building. Public transportation is incredibly accessible, with a bus stop right outside. This is a fantastic opportunity to own a comfortable, well-maintained condo in a sought-after community. don't miss out-- Book your viewing today!

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2238961          |
| Price          | \$319,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 817               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1308, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking, Playground, Snow Removal |
| Parking Spaces | 1                                 |
| Parking        | Underground                       |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan        |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                              |
| Cooling           | None                                                   |
| # of Stories      | 4                                                      |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Construction      | Stone, Vinyl Siding, Wood Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 25              |
| Zoning         | M-1             |
| HOA Fees       | 80              |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office           Confident Realty Inc

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