

# \$325,000 - 5305, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2224587

**\$325,000**

2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Modern 2-Bedroom, 2-Bathroom Apartment in Prime Location

Welcome to your dream home! This stunning 2-bedroom, 2-bathroom apartment combines modern design with ultimate convenience. Located in a highly sought-after neighborhood, this property offers:

Features:

**Spacious Living Area:** Open-plan layout with natural light pouring in through Patio door, perfect for entertaining or relaxing.

**Modern Kitchen:** Fully equipped U shaped Kitchen with stainless steel appliances, Pantry and ample cabinet space.

**Comfortable Bedrooms:** Two generously sized bedrooms, each with built-in closets. The primary bedroom includes an ensuite bathroom for added privacy.

**Private Balcony:** Enjoy your morning coffee or unwind in the evening while taking in the scenic views.

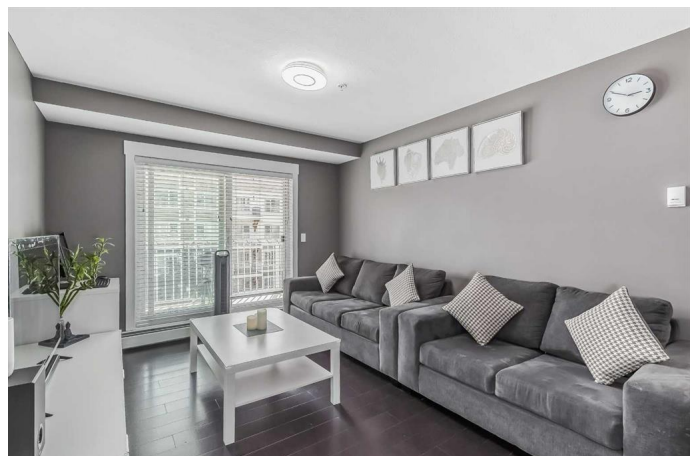
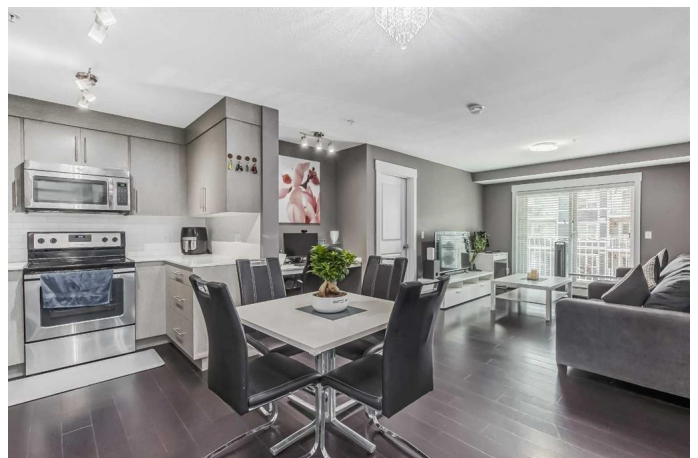
**Secure Building:** 24/7 security, intercom system, and private underground parking.

Location Highlights:

Close distance to Restaurants, Shopping and Public Transportation.

Walking distance Elementary and Junior High schools, Parks, and healthcare facilities.

Whether you're a young professional, a



growing family, or an investor, this apartment is a perfect blend of comfort, style, and convenience.

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224587          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 824               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 5305, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

**Amenities**

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                           |
| Parking        | Underground                                                                 |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Elevator                                                        |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Central                                                                            |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

**Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Lighting, Playground      |
| Roof              | Asphalt                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | M-1            |
| HOA Fees       | 426            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Smart Realty |
|----------------|-------------------------|

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