

# \$314,900 - 3201, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2228031

**\$314,900**

2 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this sunny and spacious 2-bedroom, 2-bathroom corner condo in the desirable Skyview Ranch community. This fully upgraded unit includes 2 titled parking spots—one underground heated stall and one surface stall just steps from the door—plus an assigned storage unit.

Enjoy natural light all day with large east-facing windows and a private balcony overlooking a peaceful common area. The modern kitchen features quartz countertops, a raised breakfast bar, stainless steel appliances, and plenty of cabinet space—perfect for cooking and entertaining. The primary bedroom offers a walk-through closet and a private 4-piece ensuite. The second bedroom is nearly equal in size and includes its own dedicated closet, with easy access to a separate 4-piece bathroom—ideal for guests or family. In-suite laundry adds everyday convenience.

Just a 2-minute walk to both public and Catholic K-9 schools. Close to shopping plazas, grocery stores, restaurants, Costco, and Calgary International Airport. A bus stop is right outside the building, and you're minutes from Stoney Trail and Deerfoot for easy commuting.

Don't miss this fantastic opportunity—contact your favorite REALTOR® today to book a showing!

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228031          |
| Price          | \$314,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 884               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 3201, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

## Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Playground, Secured Parking, Visitor Parking |
| Parking Spaces | 2                                                                                   |
| Parking        | Heated Garage, Parkade, Stall, Underground, Titled                                  |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Quartz Counters, Bidet                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |

Construction                Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed                June 14th, 2025  
Days on Market        55  
Zoning                    M-1  
HOA Fees                84  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Complete Realty

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