

# \$240,000 - 7208, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2242773

**\$240,000**

2 Bedroom, 1.00 Bathroom, 602 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Bright & Modern 2-Bedroom Condo in Sought-After Skyview Ranch! Welcome to Orchard Sky, where style meets comfort in one of Calgary's most desirable and rapidly growing communities! This 2-bedroom unit offers beautiful east-facing views of green space, creating the perfect start to your day with warm natural light pouring through big windows. The sleek, modern kitchen features quartz countertops – ideal for home chefs and weekend entertainers alike. The open-concept living and dining area extends effortlessly onto your deck, offering space to relax. A full 4-piece bath and in-suite laundry add to the convenience of this stylish apartment. This unit also includes a titled parking stall. Enjoy the benefits of low condo fees and an unbeatable location First-time buyer, downsizing, or investing - this unit is a smart move in a high-demand area. Move-in ready and priced to sell - don't miss it!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242773  |
| Price          | \$240,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 602       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 7208, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | None                     |
| Parking Spaces | 1                        |
| Parking        | On Street, Stall, Titled |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters                            |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| # of Stories      | 4                                                                           |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 25              |
| Zoning         | M-1             |
| HOA Fees       | 84              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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