

# \$344,999 - 3402, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2246492

**\$344,999**

2 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

A rare opportunity to own a sought after top floor corner unit with sweeping views of the Alberta Rockies and downtown Calgary!

Welcome to this bright, and spacious top floor corner unit. With stunning west and north views, enjoy the breathtaking evening sunsets over the mountains.

This recently updated condo is perfect for families, professionals, and investors. Featuring two bedrooms, two full bathrooms, 1 above ground titled stall and 1 heated underground titled stall with additional storage.

The entryway welcomes you with a storage area and coat closet. Further ahead is a built in desk area. Beside the desk is a tiled laundry room with full size stacked Whirlpool front load washer dryer. To your right, the hallway continues and brings you to the first full four piece bathroom, beautifully tiled and ready for your guests. To the left is the first bedroom, right-sized for your growing family or as a home office. Straight ahead and you will find the dining area leading into the peninsula kitchen, featuring stainless steel Whirlpool appliances. Further ahead is the spacious living room for all your entertaining, sports games, and family movie nights. Off the family room facing North West is a beautiful balcony where you can enjoy the gorgeous morning views of downtown Calgary and stunning



Alberta sunsets over the Rockies. To the right of the living room is a large main bedroom with a walk through closet into your four piece tiled ensuite.

Located in Skyview Ranch, steps from shops and schools with easy access to Stoney Trail, Crossiron Mills, and Calgary International Airport. Don't miss this fantastic opportunity - schedule your showing today!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246492          |
| Price          | \$344,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 960               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 3402, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

**Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage, Trash, Visitor Parking     |
| Parking Spaces | 2                                                         |
| Parking        | Heated Garage, Stall, Titled, Underground, Owned, Plug-In |

Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Breakfast Bar, No Smoking H                             |
| Appliances        | Dishwasher, Electric Rang<br>Washer/Dryer Stacked, Wind |
| Heating           | Baseboard                                               |
| Cooling           | None                                                    |
| # of Stories      | 4                                                       |



Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Stora    |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 2                |
| Zoning         | M-1              |
| HOA Fees       | 84               |
| HOA Fees Freq. | ANN              |

Listing Details

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

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