

# \$325,000 - 3313, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2237498

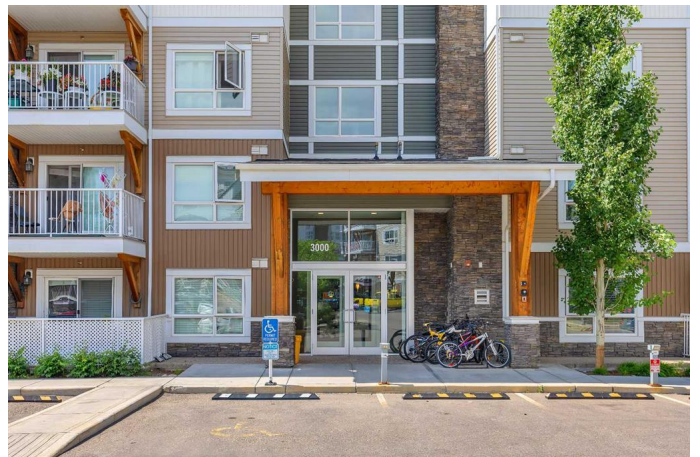
**\$325,000**

2 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Step into comfort and convenience with this meticulously maintained 2-BEDROOM, 2-BATHROOM with HEATED UNDERGROUND PARKING condo located in the sought-after community of Skyview Ranch. Designed with functionality and style in mind, this home features upgraded vinyl plank flooring throughout the Living room, Dining & Kitchen, and elegant tile in the bathrooms and laundry space. The contemporary kitchen is sure to impress, offering quartz countertops, stainless steel appliances, full-height cabinetry, and a bold white and red designer backsplash that adds a modern touch. The open-concept layout flows seamlessly into the living and dining area—ideal for both everyday living and entertaining. The unit has a dedicated office nook, thoughtfully designed for effective remote work, providing a quiet and productive space to focus and stay organized. The spacious primary bedroom includes a private 4-piece ensuite and dual mirrored closets, while the second bedroom offers generous closet space and easy access to the main bathroom. Enjoy a private balcony overlooking the courtyard, complete with a gas BBQ hookup—an ideal space to relax or entertain outdoors. Additional features include titled underground parking with storage conveniently located in front of the stall. Enjoy the ease of access to public transit, nearby schools, parks, shopping, and major Calgary roadways—all just minutes away. An excellent opportunity for first-time buyers,



investors, young professionals, or those looking to downsize without compromise.

Built in 2016

### Essential Information

MLS® #	A2237498
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	816
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3313, 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	1
Parking	Underground

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None

# of Stories                4

**Exterior**

Exterior Features    Balcony, Other  
Construction        Vinyl Siding, Wood Frame

**Additional Information**

Date Listed            July 7th, 2025  
Days on Market       3  
Zoning                 M-1  
HOA Fees              76  
HOA Fees Freq.      ANN

**Listing Details**

Listing Office           RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.