

# \$314,800 - 3301, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2238424

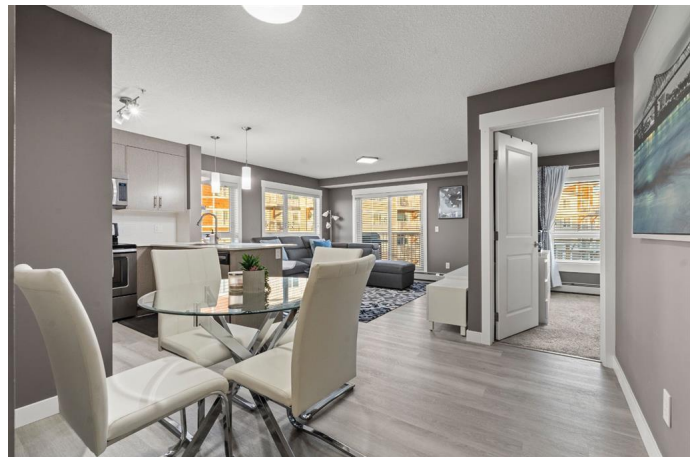
**\$314,800**

2 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

**BEST VALUE IN THE COMPLEX!! ONE OF THE LARGEST CORNER AND RECENTLY RENOVATED UNIT | 2 TITLED PARKING SPOTS | 2 BED 2 BATH | EXTRA WINDOWS | NEW BRIGHT LVP FLOORING.** Welcome to this exceptionally priced 2-bedroom, 2-bathroom, 2-parking spots corner unit in Skyview! Situated on the third floor, this highly sought-after end unit offers an abundance of natural light through numerous windows, creating a bright atmosphere. This unit comes with two parking spots for added convenience: one heated indoor parking spot close to the elevator with a dedicated storage space beside it and a second surface spot near the main entrance. Brand-new luxury vinyl plank flooring gives the home a fresh, modern look from the moment you walk in. As you enter, youâ€™ll find a dedicated office nook, perfect for remote work or studying. The kitchen is designed with a breakfast bar and comes equipped with stainless steel appliances, ideal for both cooking and entertaining. The spacious living area, flooded with natural light from expansive windows on two walls, opens onto a private balcony with a gas lineâ€”perfect for summer BBQs. The primary bedroom features a walk-in closet and a private 4-piece ensuite. The second bedroom is also generously sized, with an additional full bathroom nearby for added privacy and convenience, making this layout perfect for families or as a rental with separate accommodations. Located just steps from



schools, shopping centers, restaurants, and parks, this unit is perfectly positioned to offer both comfort and convenience.

Built in 2016

### **Essential Information**

MLS® #	A2238424
Price	\$314,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	886
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3301, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P5

### **Amenities**

Amenities	Elevator(s), Trash, Visitor Parking, Secured Parking, Storage
Parking Spaces	2
Parking	Heated Garage, Stall, Underground, Additional Parking, Titled

### **Interior**

Interior Features	Built-in Features, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None

# of Stories                4

**Exterior**

Exterior Features    Balcony, Barbecue  
Construction        Stone, Vinyl Siding

**Additional Information**

Date Listed            July 9th, 2025  
Days on Market       8  
Zoning                  M-1  
HOA Fees              79  
HOA Fees Freq.      ANN

**Listing Details**

Listing Office         URBAN-REALTY.ca

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