# \$319,700 - 3301, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2228086

# \$319,700

2 Bedroom, 2.00 Bathroom, 886 sqft Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

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, you'II 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® # A2228086 Price \$319,700

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), Secured Parking, Storage, Trash, Visitor Parking

Parking Spaces 2

Parking Additional Parking, Heated Garage, Stall, Titled, Underground

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 June 4th, 2025

Days on Market 17

Zoning M-1

HOA Fees 79

HOA Fees Freq. ANN

# **Listing Details**

Listing Office URBAN-REALTY.ca

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