

# \$339,999 - 4403, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2221045

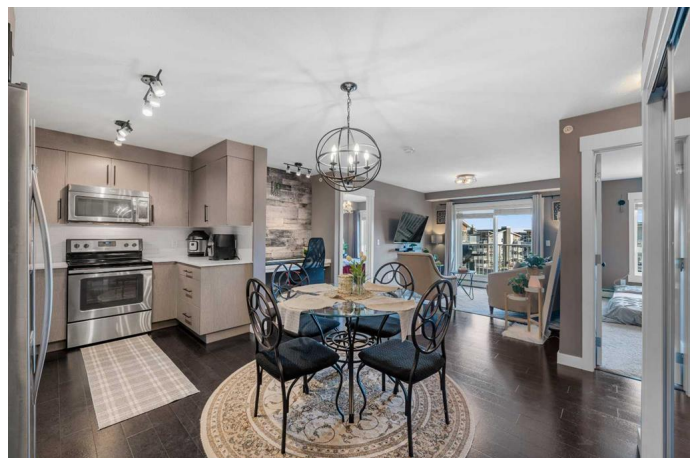
**\$339,999**

2 Bedroom, 2.00 Bathroom, 818 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Top Floor Unit | Immaculate Condition | Gorgeous Views | Private Balcony | 2 Spacious Bedrooms | 2 Full Bathrooms | Sleek Finishes | Quartz Countertops | Full Height Cabinets | Stainless Steel Appliances | Modern Lighting | Built-in Work Station | Open Floor Plan | Bright With Natural Light | Large Windows | Cork, Tile & Carpet Flooring | In Suite Laundry | In Suite Storage | Titled Underground Parking Stall | Assigned Underground Storage Locker | Secure Access Building | Incredible Location | Family Friendly Neighbourhood | Close to CBE Prairie Sky School | Parks & Playgrounds. Welcome home to your stunning top floor 2 bedroom condo bright with natural light and views of the mountains. Enter your secure building with key fob access and a buzzer system for guests and go to the top floor. Your home opens to an expansive open floor plan for comfortable living. The kitchen is outfitted with full height cabinets, sparkling quartz countertops and stainless steel appliances. The dining area is dedicated with a beautiful modern light fixture to centre your dinner table. A built-in work station is between the dining and living rooms. This is a great space for a work-from-home lifestyle or a homework station. The living room is spacious and designed with comfort in mind with a TV ready wall. The sliding glass doors from the living room lead to your private balcony where you can enjoy outdoor dining in the warm summer months. The two bedrooms are both spacious and have plush carpet



flooring. The primary has a walk through closet that leads to a private 4pc ensuite bath with a tub/shower combo. Bedroom 2 is on the other side of the unit and has a 4pc bath beside. The in unit laundry is a treat and has storage space too. This home is paired with a title underground parking stall which means your vehicle is protected year round. The assigned storage locker that is partnered with the parking stall is great for large seasonal storage. This home has a beautiful blend of modern design and comfort. The location here can't be beat; surrounded by parks, playgrounds, shopping, transit and the CBE Prairie Sky School is minutes away! Hurry and book your showing at this beautiful home today!

Built in 2016

### **Essential Information**

MLS® #	A2221045
Price	\$339,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	4403, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3N 0P5

### Amenities

Amenities Elevator(s), Visitor Parking

Parking Spaces 1

Parking Stall, Titled, Underground

### Interior

Interior Features Chandelier, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

### Exterior

Exterior Features Lighting

Construction Concrete, Stone, Vinyl Siding, Wood Frame

### Additional Information

Date Listed May 18th, 2025

Days on Market 79

Zoning M-1

HOA Fees 84

HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX Crown

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.