

# \$325,000 - 7404, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2247620

**\$325,000**

2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

OPEN HOUSE Sunday August 24th noon-2pm. Experience modern living in this stunning top-floor 824 sq. ft. condo with 2 spacious bedrooms, 2 bathrooms and affordable condo fees that include heat and water. Backing onto lush green space, this home offers superior views, tranquility and privacy. The primary bedroom includes a full ensuite for added comfort. Enjoy a bright, airy atmosphere with plenty of natural light in this open concept floor plan, complemented by new zebra blinds in the bedrooms and remote-controlled blinds in the main living area. The sleek kitchen boasts quartz countertops, stainless steel appliances, and under-cabinet lighting. Titled parking and storage provide convenience, while a dedicated laundry room with extra storage enhances functionality. Skyview Ranch is a safe community with many shopping and restaurant options and is conveniently located close to Metis, Deerfoot and Stoney Trails.

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247620  |
| Price          | \$325,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 824       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 7404, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N0P5                           |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Playground, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                              |
| Parking        | Stall, Titled, Underground                                     |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Soaking Tub                                |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| # of Stories      | 4                                                                           |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard             |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 19                |
| Zoning         | M-1               |
| HOA Fees       | 79                |
| HOA Fees Freq. | ANN               |

### Listing Details

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