

# \$349,900 - 3414, 302 Skyview Ranch Drive Ne, Calgary

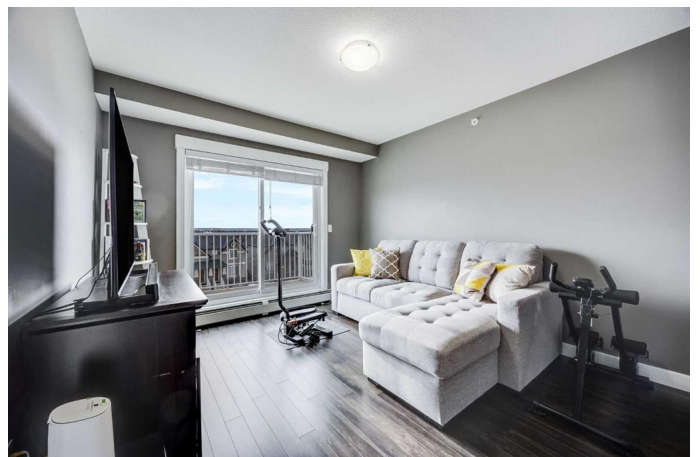
MLS® #A2200070

**\$349,900**

2 Bedroom, 2.00 Bathroom, 816 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this bright and inviting top-floor condo in the sought-after community of Skyview Ranch! Offering 816.12 sq. ft. of thoughtfully designed living space, this 2-bedroom, 2-bathroom unit is the perfect blend of comfort and convenience. Step inside to discover a spacious open-concept layout that maximizes both natural light and functionality. The kitchen features modern cabinetry, sleek countertops, and plenty of prep space—ideal for home cooks or entertaining. The living area is warm and welcoming, with direct access to a private balcony, where you can unwind and enjoy the peace and quiet of a top-floor unit. The primary bedroom is generously sized, complete with a generous sized closet leading to a 4-piece ensuite. The second bedroom is versatile—great for guests, a home office, or additional family members. A second full 4-piece bathroom adds extra convenience. Recent upgrades include a brand-new dishwasher, washer, and dryer, all covered by an extended warranty, ensuring worry-free ownership. In-suite laundry and storage make everyday living effortless. Plus, this unit comes with a secure underground parking stall for added convenience. Location is everything, and Skyview Ranch delivers! Enjoy walking distance to everyday essentials, quick access to major shopping centres, Calgary Transit, and easy commutes to the airport. This home offers exceptional value in a thriving neighbourhood.



Built in 2015

### Essential Information

MLS® #	A2200070
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	816
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3414, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P5

### Amenities

Amenities	Parking, Trash, Visitor Parking, Elevator(s), Storage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
-------------------	---------

Roof	Asphalt Shingle
Construction	Wood Frame

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	28
Zoning	M-1

### **Listing Details**

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.