

# \$279,000 - 7312, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2203224

**\$279,000**

2 Bedroom, 1.00 Bathroom, 593 sqft

Residential on 0.00 Acres

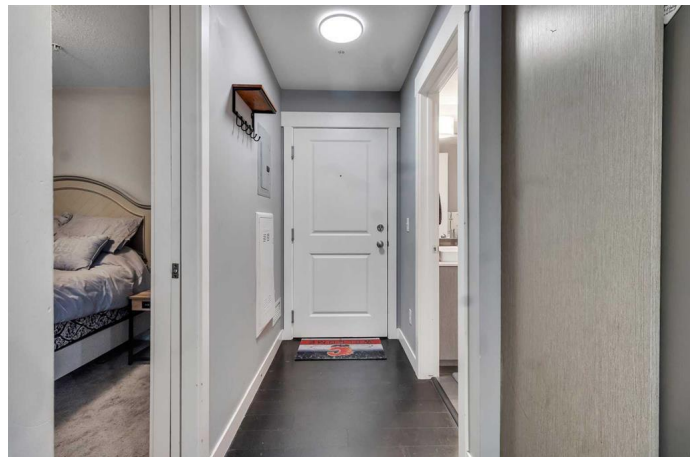
Skyview Ranch, Calgary, Alberta

Beautiful 2-bedroom condo in Orchard Sky! This home is filled with natural light, features an open floor plan, and offers beautiful views of a green space from the back balcony. The kitchen is perfect for an aspiring chef, boasting quartz countertops and a kitchen bar that seats three. The spacious living and dining areas are bright and inviting, with direct access to the back deck. The primary bedroom includes a large closet with mirrored sliding doors, while the second bedroom is generously sized with ample closet space. A full 4-piece bath and in-suite laundry add to the convenience of this stylish apartment. This unit also includes a titled underground parking stall with a assigned storage unit. Come see it today!

Built in 2016

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203224    |
| Price          | \$279,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 593         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 7312, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                           |
| Parking        | Heated Garage, Parkade                                      |
| # of Garages   | 1                                                           |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Vinyl Windows                                            |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Forced Air                                               |
| Cooling           | None                                                     |
| # of Stories      | 4                                                        |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Mixed   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 52               |
| Zoning         | M-1              |
| HOA Fees       | 78               |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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