

# \$304,990 - 2217, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2218453

**\$304,990**

2 Bedroom, 2.00 Bathroom, 823 sqft

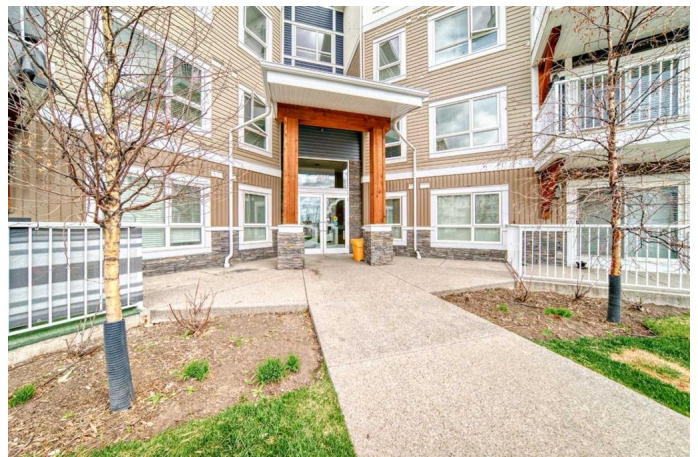
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Click brochure link for more details.

Showcasing 2217-302 Skyview Ranch Dr NE—a pristine 2-bedroom, 2-bathroom condo that embodies modern living in Calgary’s vibrant Skyview Ranch community. This stylish unit boasts upgraded high-end Luxury Vinyl flooring—a standout feature—paired with bright, vibrant walls, creating an uplifting and inviting atmosphere that feels like the perfect home. The thoughtfully designed open-concept layout seamlessly connects a spacious living area with a sleek, contemporary kitchen, complete with sophisticated cabinetry, premium stainless steel appliances, and ample countertops—perfect for both culinary creativity and lively gatherings.

Enjoy your south-facing balcony, a serene retreat offering warm sunlight and a charming garden view, ideal for savoring morning coffee or outdoor relaxation. The condo features plenty of natural light thanks to its south-facing balcony. The convenience of in-suite laundry elevates everyday living, while the luxury of heated underground parking ensures year-round comfort. With ample visitor parking and additional street parking, hosting guests is a breeze! Nestled in a prime location, this condo is just a 10-minute drive from the Calgary International Airport and steps from Public school, parks, a spacious kids’ play area, shopping destinations like CrossIron Mills, Costco, and FreshCo, plus a 2-minute walk to a bus stop—an exceptional Skyview



Ranch gem blending style and convenience in a sought-after neighborhood.

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2218453          |
| Price          | \$304,990         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 823               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 2217, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Secured Parking, Trash, Visitor Parking, Elevator(s) |
| Parking Spaces | 1                                                    |
| Parking        | Underground                                          |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | Baseboard   |
| Cooling           | None        |
| # of Stories      | 4           |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Garden                 |
| Construction      | Vinyl Siding, Wood Frame, Stone |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 59            |
| Zoning         | M-1           |
| HOA Fees       | 80            |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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