# \$325,000 - 5305, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2224587

### \$325,000

2 Bedroom, 2.00 Bathroom, 824 sqft Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Modern 2-Bedroom, 2-Bathroom Apartment in Prime Location

Welcome to your dream home! This stunning 2-bedroom, 2-bathroom apartment combines modern design with ultimate convenience. Located in a highly sought-after neighborhood, this property offers:

#### Features:

Spacious Living Area: Open-plan layout with natural light pouring in through Patio door, perfect for entertaining or relaxing.

Modern Kitchen: Fully equipped U shaped Kitchen with stainless steel appliances, Pantry and ample cabinet space.

Comfortable Bedrooms: Two generously sized bedrooms, each with built-in closets. The primary bedroom includes an ensuite bathroom for added privacy.

Private Balcony: Enjoy your morning coffee or unwind in the evening while taking in the scenic views.

Secure Building: 24/7 security, intercom system, and private underground parking.

Location Highlights:

Close distance to Restaurants, Shopping and Public Transportation.

Walking distance Elementary and Junior High schools, Parks, and healthcare facilities. Whether you're a young professional, a







growing family, or an investor, this apartment is a perfect blend of comfort, style, and convenience.

Built in 2016

# **Essential Information**

| MLS® #         | A2224587          |
|----------------|-------------------|
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 824               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Туре           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## **Community Information**

| Address     | 5305, 302 Skyview Ranch Drive Ne |
|-------------|----------------------------------|
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

Washer/Dryer Stacked

Central

## Amenities

Heating

| Amenities         | Elevator(s), Secured Parking, Sn<br>Parking | ow Removal, Storage, | Trash, Visitor |
|-------------------|---|----------------------|----------------|
| Parking Spaces    | 1   |                      |                |
| Parking           | Underground                                 |                      |                |
| Interior          |   |                      |                |
| Interior Features | Closet Organizers, Elevator                 |                      |                |
| Appliances        | Dishwasher, Electric Stove, M               | icrowave Hood Fan,   | Refrigerator,  |

| Cooling           | None                               |
|-------------------|------------------------------------|
| # of Stories      | 4                                  |
| Exterior          |                                    |
| Exterior Features | Balcony, Lighting, Playground      |
| Roof              | Asphalt                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

# **Additional Information**

| May 30th, 2025 |
|----------------|
| 18             |
| M-1            |
| 426            |
| ANN            |
|                |

# **Listing Details**

Listing Office Century 21 Smart Realty

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