

# \$278,000 - 5104, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2209430

**\$278,000**

2 Bedroom, 2.00 Bathroom, 823 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Great 2-Bedroom, 2-Bathroom Condo –  
Perfect for Investors & First-Time  
Homebuyers.

This ground-floor condo features a practical 2-bedroom, 2-bathroom layout, making it an excellent option for both first-time homebuyers and investors. The open floor plan includes a dedicated study desk area, perfect for remote work or study. The primary bedroom boasts an ensuite bathroom for added convenience, while the second bedroom is just steps away from the main bathroom.

Conveniently located near schools, parks, and shopping centers, this condo provides everything you need within easy reach. With its proximity to the airport and easy access to Stoney Trail, it's also an ideal choice for frequent travelers. The well-kept building adds long-term value, making this condo a fantastic, low-maintenance option for those seeking a comfortable home or an investment.

Built in 2016

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2209430  |
| Price      | \$278,000 |
| 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     | 5104, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                           |
| Appliances        | Dishwasher, Refrigerator, Electric Stove, Microwave, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                 |
| Cooling           | None                                                                      |
| # of Stories      | 4                                                                         |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Other                                     |
| Construction      | Concrete, Wood Frame, Stone, Vinyl Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 189             |
| Zoning         | M-1             |
| HOA Fees       | 75              |
| HOA Fees Freq. | ANN             |

Listing Details

Listing Office                      Real Broker

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