

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

MLS® #A2218453

**\$304,990**

2 Bedroom, 2.00 Bathroom, 823 sqft

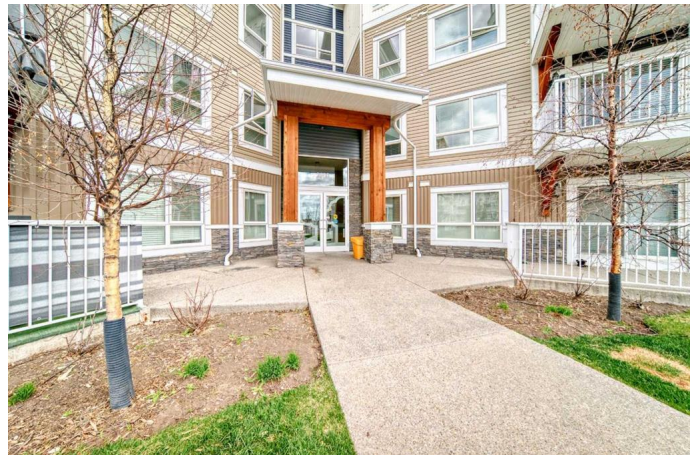
Residential on 0.00 Acres

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	Elevator(s), Trash, Visitor Parking, Secured Parking
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	Wood Frame, Stone, Vinyl Siding

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	113
Zoning	M-1
HOA Fees	80
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Honestdoor Inc.
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