

# \$324,900 - 5412, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2247971

**\$324,900**

2 Bedroom, 2.00 Bathroom, 847 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to 5412 - 302 Skyview Ranch, a bright and spacious top-floor corner condo offering about 850 square feet of comfortable living space. This two-bedroom, two-bathroom home is perfectly positioned facing east, capturing spectacular views and beautiful morning light. The open-concept layout features a modern kitchen that flows into the dining and living areas, enhanced by large windows that fill the space with natural light. The primary bedroom includes an ensuite, while the second bedroom and full bathroom provide flexibility for family, guests, or a home office. Enjoy the convenience of in-suite laundry and the rare benefit of two titled parking stalls, one underground and one surface. A private balcony extends your living space outdoors, where you can relax and take in the panoramic views. Ideally located in the vibrant community of Skyview Ranch, this condo offers easy access to schools, shopping, restaurants, public transit, and major routes, making it a perfect choice for first-time buyers, downsizers, or investors seeking both comfort and convenience.

Built in 2016

## Essential Information

MLS® #                      A2247971

Price                        \$324,900

Bedrooms                2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 847               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 5412, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Bicycle Storage |
| Parking Spaces | 2                                             |
| Parking        | Underground, Stall, Titled                    |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                 |
| Heating           | Baseboard                                                                          |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, BBQ gas line                   |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Stone, Vinyl Siding, Wood Siding |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 33                |

|                |     |
|----------------|-----|
| Zoning         | M-1 |
| HOA Fees       | 80  |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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