

# \$249,000 - 7312, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2234483

**\$249,000**

2 Bedroom, 1.00 Bathroom, 593 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Beautiful 2-bedroom condo in Orchard Sky! This home is filled with natural light, features an open floor plan with BRAND NEW FLOORING, and offers beautiful views of a green space from the back balcony. The kitchen is perfect for an aspiring chef, boasting quartz countertops and a kitchen bar that seats three. The spacious living and dining areas are bright and inviting, with direct access to the back deck. The primary bedroom includes a large closet with mirrored sliding doors, while the second bedroom is generously sized with ample closet space. A full 4-piece bath and in-suite laundry add to the convenience of this stylish apartment. This unit also includes a titled underground parking stall with a assigned storage unit. Come see it today!

Built in 2016

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234483    |
| Price          | \$249,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 593         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 7312, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

### Amenities

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

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Quartz Counters, Vinyl Windows                               |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| # of Stories      | 4                                                            |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Other   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 38              |
| Zoning         | M-1             |
| HOA Fees       | 78              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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