

# \$279,000 - 7312, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2203224

## \$279,000

2 Bedroom, 1.00 Bathroom, 593 sqft  
Residential on 0.00 Acres

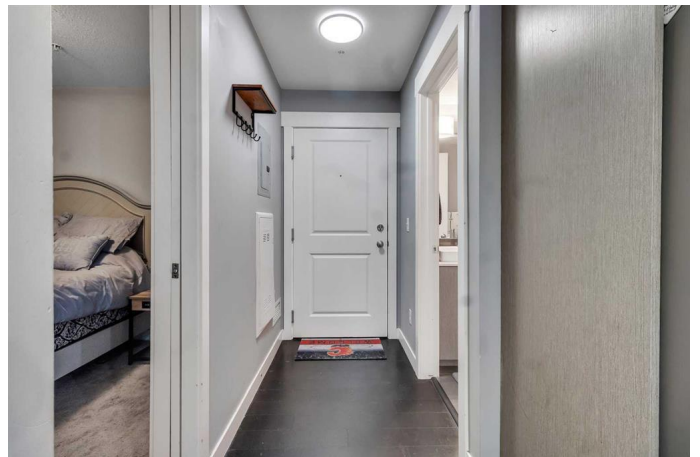
Skyview Ranch, Calgary, Alberta

Beautiful 2-bedroom condo in Orchard Sky! This home is filled with natural light, features an open floor plan, 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® #         | A2203224    |
| Price          | \$279,000   |
| 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        | Heated Garage, Parkade                                      |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Vinyl Windows  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Forced Air   |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Mixed   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 13               |
| Zoning         | M-1              |
| HOA Fees       | 78               |
| HOA Fees Freq. | ANN              |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.