

# \$285,000 - 6412, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2201007

**\$285,000**

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

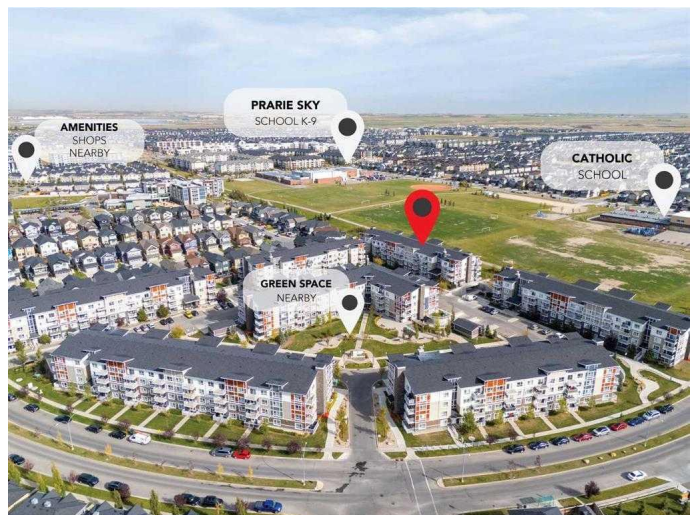
Skyview Ranch, Calgary, Alberta

Welcome to this top-floor, 2-bedroom, 1-bathroom apartment in the vibrant community of Skyview Ranch, NE Calgary! This bright and spacious unit offers an open-concept layout, a modern kitchen with sleek appliances, and a cozy living area leading to an east-facing balcony—perfect for enjoying stunning sunrises. Overlooking a green space and playground, this home provides both tranquility and convenience. Additional features include titled underground parking, low condo fees, and in-suite laundry. Located within walking distance to two schools and just minutes from shopping, dining, Stoney Trail, Deerfoot Trail, and Calgary International Airport, this is an excellent opportunity for first-time buyers, investors, or down-sizers. Don't miss this beautiful home—book your showing today.

Built in 2016

## Essential Information

MLS® #	A2201007
Price	\$285,000
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	6412, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0P5

### **Amenities**

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	40
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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