

# \$358,899 - 2406, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2209507

**\$358,899**

2 Bedroom, 2.00 Bathroom, 884 sqft  
Residential on 0.00 Acres

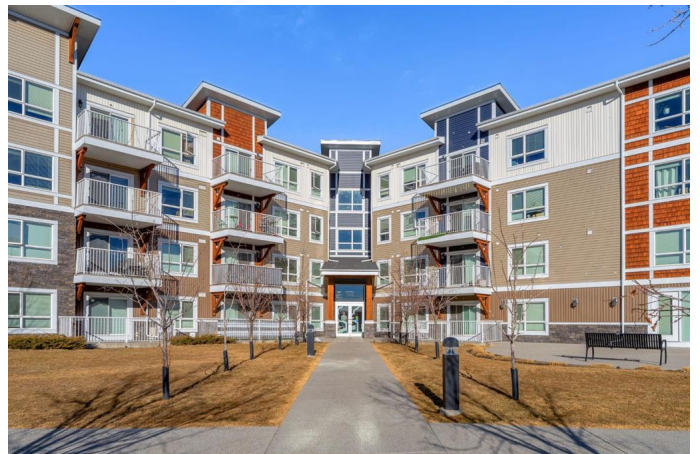
Skyview Ranch, Calgary, Alberta

2 BEDROOMS | 2 BATHROOMS | TOP  
FLOOR | HEATED UNDERGROUND  
PARKING | HIGH END FINISHES |

Welcome to this bright and spacious top-floor unit, offering an abundance of natural morning sunlight and a well-thought-out layout. This well-maintained apartment features 2 bedrooms, 2 full bathrooms, and 1 underground parking stall with additional storage, making it a perfect choice for families, professionals, or investors. Located in the central building of the complex, it is surrounded by ample visitor parking, ensuring convenience for your guests.

As you enter, you'll find a well-sized kitchen complete with a built-in desk space—ideal for meal prep or setting up a small home office. The adjacent dining area allows for a seamless flow into the spacious living room, which is designed to accommodate gatherings and everyday living comfortably. The living room also provides direct access to the top-level balcony through a patio door—perfect for enjoying your morning coffee while soaking in the sunlight.

The primary bedroom is generously sized to fit a king-size bed and features a walk-through closet leading to a private 4-piece en-suite bathroom. The second bedroom is versatile and can serve as a space for kids, guests, or a home office, conveniently located next to the



second full 4-piece bathroom. Additional highlights include in-suite laundry for added convenience and a spacious underground parking stall with a large storage area in front. This unit combines comfort, practicality, and modern living, making it an excellent opportunity for buyers. Don't miss out—book your showing today!

Built in 2016

### Essential Information

MLS® #	A2209507
Price	\$358,899
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	884
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2406, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0P5

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	April 11th, 2025
Days on Market	13
Zoning	M-1
HOA Fees	80
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.