

**5304, 302 Skyview Ranch Drive NE  
Calgary, Alberta**

**MLS # A2278457**

**\$289,000**



<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	809 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 462
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully designed and meticulously maintained upper-level condominium offering the perfect blend of comfort, convenience, and modern style. Located on the third floor of a well-maintained four-storey building, this 2-bedroom, 2-bathroom home includes heated underground titled parking and additional storage, making it an excellent option for buyers seeking low-maintenance living with added value. Spanning 809 square feet of thoughtfully designed living space, this condo maximizes functionality while showcasing upscale finishes that set it apart. The open-concept layout creates a seamless flow between the kitchen, dining, and living areas; ideal for both everyday living and entertaining. Large windows allow natural light to fill the space, creating a bright and welcoming atmosphere throughout. The kitchen blends style and practicality with stone countertops, sleek stainless steel appliances, ample cabinetry, and a layout designed for efficiency and ease. A built-in computer workstation adds valuable flexibility; perfect for working from home, studying, or managing daily tasks. The living area opens onto the balcony, providing a comfortable outdoor space to enjoy fresh air, relax, or entertain guests during warmer months. Being on an upper-level floor offers a sense of privacy and a quieter living experience compared to lower levels. The primary bedroom features a walk-through closet and private ensuite, creating a comfortable retreat, while the second bedroom offers versatility for guests, a home office, or a roommate. Completing the home is a heated underground titled parking stall; a significant advantage during Calgary winters; along with additional storage for seasonal items and sporting equipment. Situated in the family-friendly community of Skyview Ranch, residents enjoy easy access to

Deerfoot Trail, Stoney Trail, and Metis Trail, as well as nearby amenities and public transit. This well-rounded property is ideal for first-time buyers, young professionals, or downsizers seeking comfort, convenience, and value in a connected location.