

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

MLS # A2278457

\$289,000



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

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