

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

MLS # A2278457



\$289,000

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:	-		

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.