

2217, 302 Skyview Ranch Drive NE  
Calgary, Alberta

MLS # A2218453

**\$304,990**

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 391
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Call seller directly

Click brochure link for more details. Showcasing 2217-302 Skyview Ranch Dr NE—a pristine 2-bedroom, 2-bathroom condo that embodies modern living in Calgary’s vibrant Skyview Ranch community. This stylish unit boasts upgraded high-end Luxury Vinyl flooring—a standout feature—paired with bright, vibrant walls, creating an uplifting and inviting atmosphere that feels like the perfect home. The thoughtfully designed open-concept layout seamlessly connects a spacious living area with a sleek, contemporary kitchen, complete with sophisticated cabinetry, premium stainless steel appliances, and ample countertops—perfect for both culinary creativity and lively gatherings. Enjoy your south-facing balcony, a serene retreat offering warm sunlight and a charming garden view, ideal for savoring morning coffee or outdoor relaxation. The condo features plenty of natural light thanks to its south-facing balcony. The convenience of in-suite laundry elevates everyday living, while the luxury of heated underground parking ensures year-round comfort. With ample visitor parking and additional street parking, hosting guests is a breeze! Nestled in a prime location, this condo is just a 10-minute drive from the Calgary International Airport and steps from Public school, parks, a spacious kids’ play area, shopping destinations like CrossIron Mills, Costco, and FreshCo, plus a 2-minute walk to a bus stop—an exceptional Skyview Ranch gem blending style and convenience in a sought-after neighborhood.