

**5409, 302 Skyview Ranch Drive NE**  
**Calgary, Alberta**

**MLS # A2241652**



**\$309,000**

|                  |                                             |               |                  |
|------------------|---------------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                               |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)          |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                  |
| <b>Size:</b>     | 825 sq.ft.                                  | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                           | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Assigned, Heated Garage, Stall, Underground |               |                  |
| <b>Lot Size:</b> | -                                           |               |                  |
| <b>Lot Feat:</b> | -                                           |               |                  |

|                    |                                         |                   |        |
|--------------------|-----------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | \$ 426 |
| <b>Basement:</b>   | -                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                              | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Quartz Counters, Storage, Vinyl Windows |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this bright and meticulously maintained **top-floor unit**, offering a thoughtful layout, high-end finishes, and an abundance of natural **morning sunlight**. Featuring **2 spacious bedrooms**, **2 full bathrooms**, and **heated underground parking with large private storage**, this unit is perfect for first-time buyers, professionals, or investors alike. Ideally situated in the **central building of the complex**, it offers convenient access to **ample visitor parking**, making it easy to host friends and family. Step inside to discover a stylish kitchen complete with a **built-in desk nook**—ideal for a small home office or extra prep space. The open-concept design flows into the **dining area and large living room**, providing a perfect space for relaxing or entertaining. Enjoy your morning coffee on the **private balcony**, accessed directly from the living room through sliding glass doors. The **primary suite** easily accommodates a king-size bed and features a **walk-through closet** leading to a private **4-piece ensuite**. A second full bathroom is conveniently located next to the **versatile second bedroom**, ideal for guests, children, or a dedicated home office. Additional highlights include **in-suite laundry**, **luxury vinyl plank flooring**, and **a spacious underground parking stall with front storage**. This top-floor gem combines modern comfort and functionality in a fantastic location—an excellent opportunity you won't want to miss!