

# \$285,000 - 6412, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2223489

## \$285,000

2 Bedroom, 1.00 Bathroom, 593 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this top-floor, 2-bedroom, 1-bathroom apartment in the vibrant community of Skyview Ranch, NE Calgary! This bright and spacious unit offers an open-concept layout, a modern kitchen with sleek appliances, and a cozy living area leading to an east-facing balcony—perfect for enjoying stunning sunrises. Overlooking a green space and playground, this home provides both tranquility and convenience. Additional features include titled underground parking, low condo fees, and in-suite laundry. Located within walking distance to two schools and just minutes from shopping, dining, Stoney Trail, Deerfoot Trail, and Calgary International Airport, this is an excellent opportunity for first-time buyers, investors, or down-sizers. Don't miss this beautiful home — book your showing today.

Built in 2016

### Essential Information

MLS® #	A2223489
Price	\$285,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	593
Acres	0.00
Year Built	2016



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	6412, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0P5

### Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Parkade, Underground, Titled

### Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	7
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.