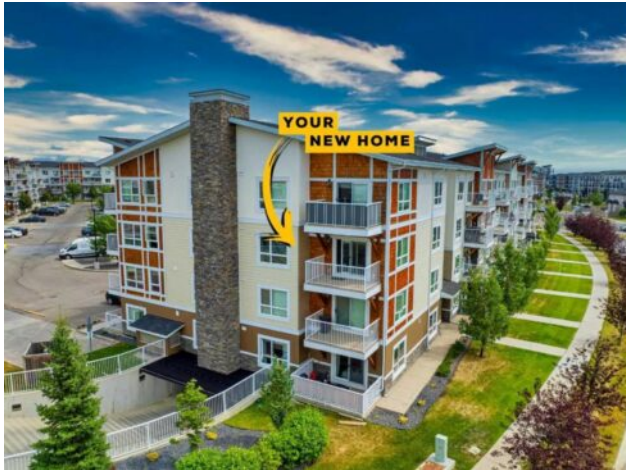


3302, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2329230



\$250,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	885 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 497
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks		

Inclusions: NA

Third-floor corner unit in an elevator building, with two titled parking stalls — one underground, one surface. Rare combination in Skyview Ranch, and it sets the tone for the rest of this 885 sq ft, two-bedroom, two-bathroom home. Corner placement means windows on two exposures and natural light through the day, plus only one shared wall. The open layout keeps the kitchen, dining, and living space connected — easy for everyday living and easy to host. The primary bedroom includes a private ensuite, and the second bedroom sits opposite it with the main bath between: a true split-bedroom plan that works for roommates, guests, or a home office. In-suite laundry included, and the elevator makes groceries and moving day painless. Step out to the patio and look over the community green space and walking path — no parking-lot view here, just a quiet outlook and room for a barbecue and a couple of chairs. Skyview Ranch is built around its pathway network, parks, and playgrounds, with Prairie Sky School (K–9) and Apostles of Jesus School close by. Shopping is covered from every direction — Country Hills Village and Sunridge Mall for the everyday run, CrossIron Mills a short hop up Stoney Trail for the bigger trips. Genesis Centre and Vivo recreation facilities are minutes away, and Stoney Trail and Métis Trail put the airport and downtown within easy reach. Move-in ready, low-maintenance, and priced to sell. Book your showing today.