

# \$349,999 - 4403, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2194907

**\$349,999**

2 Bedroom, 2.00 Bathroom, 822 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Great Mountain view unit. Top floor unit, West facing balcony with awesome view of mountains. Walking distance to schools, shopping and bus stop. Easy access to country hills Blvd, McTis Trail, Stoney trail and Deerfoot trail. Minutes away from Airport. Welcome to this spacious 2 bedroom 2 bathroom condo unit which offers a comfortable and modern living experience. The open concept design features a well-lit living room that flows into a cozy dining area, perfect for entertaining or quiet meals at home. The kitchen is equipped with stainless steel appliances and ample storage, quartz counter, making meal prep a breeze. A wide workspace beside the dining area is great feature of this unit. Both bedrooms are generously sized, offering privacy and convenience, with the master bedroom featuring an en-suite bathroom. The second bathroom, located near the living space, ensures ease for guests and residents alike. The west facing balcony offers you great summer evening experience. This unit comes with a titled underground parking and assigned storage space. Ideal for those seeking a blend of comfort and functionality.

Built in 2016

## Essential Information

MLS® #                    A2194907

Price                      \$349,999



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 822         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 4403, 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        | Underground |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Chandelier, Quartz Counters, Vinyl Windows                                  |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| # of Stories      | 4                                                                           |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                     |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 75                  |

|                |     |
|----------------|-----|
| Zoning         | M-1 |
| HOA Fees       | 75  |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office                Real Estate Professionals Inc.

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