

\$329,900 - 5402, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2213223

\$329,900

2 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

A BIG price drop, Motivated Seller.....
LARGEST UNIT IN THE BUILDING around
900SF| TOP FLOOR CORNER UNIT |
STUNNING MOUNTAIN & AIRPORT VIEWS |
2 TITLED PARKING STALLS (1 HEATED
UNDERGROUND + 1 SURFACE NEAR
ENTRANCE) | STORAGE LOCKER | ONLY
ONE COMMON WALL.....

This is the one you've been waiting for!
Welcome to one of the largest and most
desirable units in the entire Orchard Sky
complex—a rare top-floor, corner unit offering
nearly 900 sq ft of thoughtfully designed living
space. With only one shared wall, no
neighbors above, and extra windows for
natural light, this is true penthouse-style
privacy without the price tag.

Enjoy breathtaking mountain and airport views
from your spacious NW-facing balcony, perfect
for morning coffee or evening sunsets.
Whether you're entertaining or unwinding, the
view alone will make you fall in love.

Parking? Weâ€™ve got you
covered—literally and conveniently. This unit
includes two titled parking stalls: a heated
underground stall and a surface stall steps
from the main entrance. Even better,
thereâ€™s a secure storage locker in the
parkade located just behind your underground
stall—perfect for keeping your seasonal gear,
tools, or extra belongings safe and out of sight.



Inside, youâ€™ll find a bright and open layout featuring 2 spacious bedrooms and 2 full bathrooms, including a primary suite with a 4-piece ensuite. The modern kitchen opens seamlessly into the living and dining areas, ideal for everyday living and entertaining. Plus, thereâ€™s in-suite laundry and extra storage space for added convenience.

Low condo fees include heat and water, and youâ€™re located in the heart of Skyview Ranchâ€”steps from schools (Prairie Sky & Apostles of Jesus), transit, playgrounds, bike paths, soccer fields, and everyday amenities. Youâ€™re also just minutes to CrossIron Mills, Costco, major roadways, and Calgary International Airport.

This is a rare opportunity to own the best unit in a prime location. Spacious, private, and move-in readyâ€”book your private showing today!

Built in 2016

Essential Information

MLS® #	A2213223
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	887
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	5402, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3n0p5

Amenities

Amenities	Bicycle Storage, Elevator(s), Playground, Park, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Stall, Underground

Interior

Interior Features	No Smoking Home, See Remarks, No Animal Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, Other, Storage, Playground
Construction	Concrete, Other

Additional Information

Date Listed	April 18th, 2025
Days on Market	86
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
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