

\$319,900 - 5404, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2256173

\$319,900

2 Bedroom, 2.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

First-time home buyers and strategic investors, an excellent opportunity awaits in the vibrant community of Skyview Ranch! This beautifully upgraded 2 bedroom, 2 bathroom apartment, located in a prime spot offers a rare combination of modern living, everyday convenience, and immediate rental income. Currently rented to excellent tenants, ideal as a turnkey investment but it can also be owner-occupied, making it a fantastic choice for buyers ready to move in and build equity. The bright, open-concept layout features a contemporary kitchen with stainless steel appliances, stylish cabinetry, and plenty of counter space, seamlessly connecting to a spacious living area and a private balcony, perfect for relaxing or entertaining. The primary bedroom features a walk-through closet and a 4-piece ensuite bathroom, while the second bedroom and full bath offer flexibility for families, roommates, or a home office. You'll love the convenience of in-suite laundry, heated underground parking, assigned storage and a professionally managed building. Located just steps from a new (K-9) CBE school and a nearby Catholic school, this community offers unbeatable convenience. Minutes away from major routes like Stoney Trail, Country Hills Boulevard, and Deerfoot Trail, residents enjoy easy access to transit, shopping malls, the airport, parks, and much more. Whether you're buying your first home or expanding your portfolio, Orchard Sky offers unbeatable



value, an exceptional lifestyle, and strong long-term potential.

Built in 2016

Essential Information

MLS® #	A2256173
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	810
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	5404, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P5

Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Parking, Playground, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Secured, Titled, Underground

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None

# of Stories	4
--------------	---

Exterior

Exterior Features	Balcony, Lighting
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 11th, 2025
Days on Market	42
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.