

# \$269,000 - 7108, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2210477

**\$269,000**

2 Bedroom, 1.00 Bathroom, 598 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

WELCOME to ORCHARD SKY, where your DREAM HOME AWAITS! Discover this STUNNING 2-BEDROOM UNIT that "OVERLOOKS and BACKS " to BEAUTIFUL HUGE GREEN SPACE and SCHOOLS " Enjoy the CONVENIENCE of a MUCH-COVETED SURFACE TITLED PARKING STALL RIGHT by the MAIN ENTRANCE. This WELL-MAINTAINED unit features an OPEN-CONCEPT LAYOUT with LARGE WINDOWS that FILL the living area with NATURAL LIGHT, providing a MODERN and UPLIFTING ATMOSPHERE. The CONTEMPORARY kitchen is a CHEF'S DELIGHT, with STAINLESS STEEL APPLIANCES, SLEEK WHITE QUARTZ COUNTERTOPS, and AMPLE MODERN BRIGHT CABINETS. The inviting dining area, IN-SUITE LAUNDRY, and SPACIOUS PATIO with a GAS BBQ hook-up create PERFECT OPPORTUNITIES to ENJOY LIFE and OUTDOORS. With two Generous Bedrooms and a luxurious 4-piece Bathroom complete with a Soothing Soaker tub, this suite embodies COMFORT and STYLE. Experience the essence of Skyview Ranch Living ! The WELL-KEPT COMPLEX is Conveniently located just a short walk or drive from PUBLIC TRANSIT, major roadways, Shopping, SCHOOLS and dining options. Donâ€™t let this INCREDIBLE OPPORTUNITY PASS YOU BYâ€™ SCHEDULE a time to Come BUY and see it, itâ€™s READY FOR YOU TO EMBRACE !!!



Built in 2016

### Essential Information

MLS® #	A2210477
Price	\$269,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	598
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	7108, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P5

### Amenities

Amenities	Elevator(s), Parking, Playground, Park, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parking Pad, Parkade, Stall, Titled

### Interior

Interior Features	Breakfast Bar, French Door, Vinyl Windows, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Playground, Private Entrance, Private Yard, Storage
-------------------	--

Lot Description	Back Yard, Low Maintenance Landscape, Landscaped, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	113
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.