

# \$294,999 - 7213, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2226445

**\$294,999**

2 Bedroom, 2.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

NORTH FACING UNIT | CONVENIENT  
LOCATION | 2 BEDROOM 2 BATHROOM |  
TITLED PARKING | IN-UNIT LAUNDRY |

Welcome to this modern 2 bedroom 2 bathroom 800+ sq ft condo located in the vibrant, family-friendly community of Skyview Ranch. The open-concept floor plan boasts stunning cork flooring throughout. The expansive living room is enhanced by large sliding doors that lead directly to a spacious balcony. The kitchen is equipped with contemporary cabinetry, sleek quartz countertops, and stainless steel appliances. The primary bedroom features double closets and a luxurious 4-piece ensuite. There is also an additional well-sized bedroom and a 4-piece bathroom. For added convenience, the unit includes heated, underground titled parking. This home offers unbeatable access to a wide range of amenities including nearby schools, banks, local parks and playgrounds, and walking paths. Just minutes from Sky Pointe Landing and a short drive to CrossIron Mills, shopping and dining options are always close at hand. Commuters will appreciate quick access to Stoney and Deerfoot Trails, as well as proximity to Calgary International Airport and future Green Line LRT development. With local fitness centers, childcare services, and a strong community association, this location offers both convenience and connection perfect for first-time buyers, young professionals, or investors.



Built in 2016

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2226445          |
| Price          | \$294,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 823               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 7213, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

## Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                          |
| Parking        | Underground                                                |

## Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Electric Oven |
| Heating           | Baseboard                                                                                             |
| Cooling           | None                                                                                                  |
| # of Stories      | 4                                                                                                     |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Vinyl Siding, Wood Frame

**Additional Information**

Date Listed            May 30th, 2025  
Days on Market        119  
Zoning                 M-1  
HOA Fees              80  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           URBAN-REALTY.ca

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