

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

MLS® #A2210477

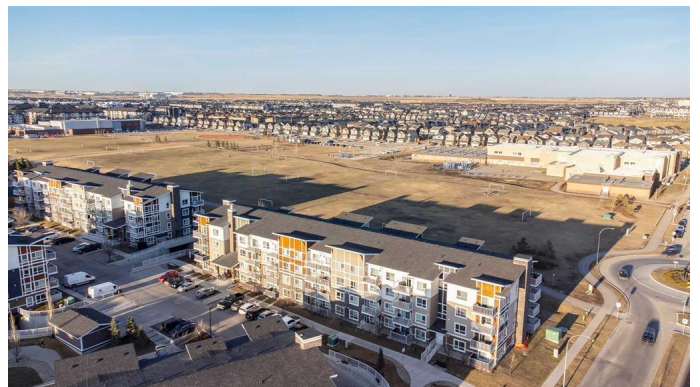
**\$269,000**

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), Park, Parking, Playground, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                       |
| Parking        | Assigned, Parkade, Parking Pad, Stall, Titled                           |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, French Door, No Smoking Home, Quartz Counters, Storage, Vinyl Windows |
| 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, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind |
| Roof            | Asphalt Shingle                                                               |
| Construction    | Brick, Stone, Vinyl Siding, Wood Frame                                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 71               |
| Zoning         | M-1              |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

**Listing Details**

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

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