

# \$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), Park, Playground, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Stall, Underground

### Interior

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

### Exterior

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

### Additional Information

Date Listed	April 18th, 2025
Days on Market	63
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

Listing Office	URBAN-REALTY.ca
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