

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

MLS® #A2210477

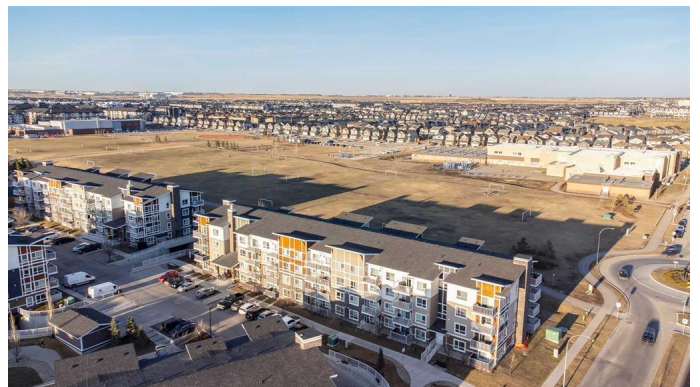
**\$269,000**

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 |
|----------------|----------------------|

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