# \$279,999 - 7213, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2226445

## \$279,999

2 Bedroom, 2.00 Bathroom, 823 sqft Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

PRICE REDUCTION | 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.







### **Essential Information**

MLS® # A2226445 Price \$279,999

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 152

Zoning M-1

HOA Fees 80

HOA Fees Freq. ANN

# **Listing Details**

Listing Office URBAN-REALTY.ca

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