

# \$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
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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	101
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Canyon Creek
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