$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 TITTLED 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 complexâ€”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 coveredâ€”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 stallâ€”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	58
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca

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