

\$319,900 - 5404, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2256173

\$319,900

2 Bedroom, 2.00 Bathroom, 810 sqft

Single Family on 0.00 Acres

Skyview Ranch, Calgary, Alberta

First-time home buyers and strategic investors, an excellent opportunity awaits in the vibrant community of Skyview Ranch! This beautifully upgraded 2 bedroom, 2 bathroom apartment, located in a prime spot offers a rare combination of modern living, everyday convenience, and immediate rental income. Currently rented to excellent tenants, ideal as a turnkey investment but it can also be owner-occupied, making it a fantastic choice for buyers ready to move in and build equity. The bright, open-concept layout features a contemporary kitchen with stainless steel appliances, stylish cabinetry, and plenty of counter space, seamlessly connecting to a spacious living area and a private balcony, perfect for relaxing or entertaining. The primary bedroom features a walk-through closet and a 4-piece ensuite bathroom, while the second bedroom and full bath offer flexibility for families, roommates, or a home office. Youâ€™ll love the convenience of in-suite laundry, heated underground parking, assigned storage and a professionally managed building. Located just steps from a new (Kâ€™9) CBE school and a nearby Catholic school, this community offers unbeatable convenience. Minutes away from major routes like Stoney Trail, Country Hills Boulevard, and Deerfoot Trail, residents enjoy easy access to transit, shopping malls, the airport, parks, and much more. Whether youâ€™re buying your first home or expanding your portfolio, Orchard Sky offers unbeatable



value, an exceptional lifestyle, and strong long-term potential. (id:6289)

Built in 2016

Essential Information

Listing #	A2256173
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Square Footage	810
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	5404, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
Province	Alberta
Postal Code	T3N0P5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Concrete, Vinyl siding
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Construction Poured concrete, Wood frame

Listing Details

Listing Office Real Broker



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