

# \$321,999 - 3402, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2259602

**\$321,999**

2 Bedroom, 2.00 Bathroom, 960 sqft

Single Family on 0.00 Acres

Skyview Ranch, Calgary, Alberta

**\*\*HUGE PRICE REDUCTION FOR QUICK SALE\*\*** Now offered at a new price, this top floor corner unit is a rare opportunity for first-time buyers, young families, or investors, seeking both comfort and spectacular views of the Alberta Rockies and downtown Calgary! Welcome to this bright, and spacious top floor corner unit. With stunning west and north views, enjoy the breathtaking evening sunsets over the mountains. This recently updated condo is perfect for families, professionals, and investors. Featuring two bedrooms, two full bathrooms, 1 above ground titled stall and 1 heated underground titled stall with additional storage. The entryway welcomes you with a storage area and coat closet. Further ahead is a built in desk area. Beside the desk is a tiled laundry room with full size stacked Whirlpool front load washer dryer. To your right, the hallway continues and brings you to the first full four piece bathroom, beautifully tiled and ready for your guests. To the left is the first bedroom, right-sized for your growing family or as a home office. Straight ahead and you will find the dining area leading into the peninsula kitchen, featuring stainless steel Whirlpool appliances. Further ahead is the spacious living room for all your entertaining, sports games, and family movie nights. Off the family room facing North West is a beautiful balcony where you can enjoy the gorgeous morning views of downtown Calgary and stunning Alberta sunsets over the Rockies. To the right of the living room is a



large main bedroom with a walk through closet into your four piece tiled ensuite. Located in Skyview Ranch, steps from shops and schools with easy access to Stoney Trail, Crossiron Mills, and Calgary International Airport. Donâ€™t miss this fantastic opportunity - schedule your showing today! (id:6289)

Built in 2015

### Essential Information

Listing #	A2259602
Price	\$321,999
Bedrooms	2
Bathrooms	2.00
Square Footage	960
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	3402, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
Province	Alberta
Postal Code	T3N0P5

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	2
Parking	Garage, Heated Garage, Underground
# of Garages	1

### Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	Baseboard heaters

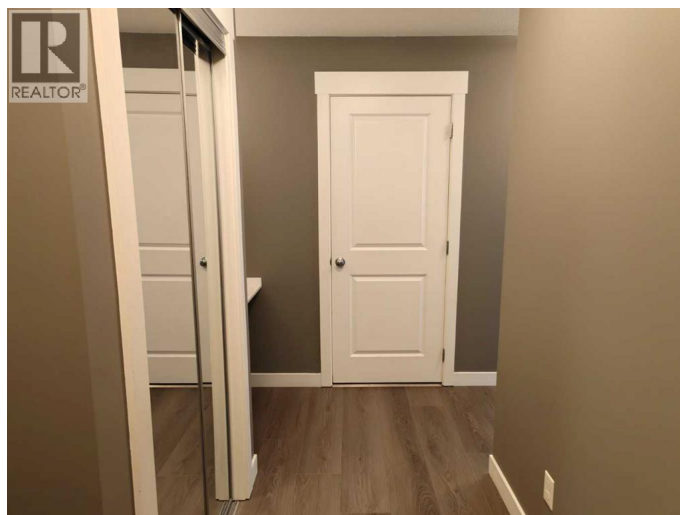
Cooling None  
# of Stories 4

## Exterior

Exterior Stone, Vinyl siding  
Construction Wood frame

## Listing Details

Listing Office eXp Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 6:48am PDT