



GRASSROOTS
REALTY GROUP

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5404, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2315657



\$279,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to Orchard Sky in Skyview Ranch. This bright 2 bedroom, 2 bathroom top-floor apartment is a great opportunity for first-time buyers or investors. The unit offers a functional open-concept layout with a modern kitchen, stainless steel appliances, stylish cabinetry, generous counter space, and a spacious living area that leads to a private balcony. The primary bedroom features a closet and 4-piece ensuite, while the second bedroom and full bathroom provide flexibility for family, guests, roommates, or a home office. Additional features include in-unit laundry, titled underground parking, and assigned storage. This tenant-occupied unit offers immediate rental income for investors, while also remaining a strong option for future owner-occupancy. Located close to schools, parks, playgrounds, shopping, transit, Stoney Trail, Country Hills Boulevard, Deerfoot Trail, and Calgary International Airport. A well-located 2 bed, 2 bath condo offering convenience, value, and long-term potential in the growing community of Skyview Ranch. Book your private showing today!