



GRASSROOTS
REALTY GROUP

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5103, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2330180



\$245,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	812 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Off Street, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge (ice maker as is), stove, microwave (light as is), dishwasher, washer & dryer, all window coverings, 1 remote for kitchen ceiling fan

Beautifully maintained by its original owners, this move-in ready main floor condo in Skyview Ranch offers 2 bedrooms, 2 full bathrooms, a titled above-ground parking stall and an exceptional layout in a pet-friendly building. The main floor location makes bringing in groceries, taking the dog outside, or simply enjoying easy access a breeze. Inside, you will find fresh paint and new luxury vinyl plank (LVP) flooring throughout, creating a bright, modern interior. The kitchen is beautifully finished with ceiling-height cabinetry, quartz countertops, stainless steel appliances, a pantry and a new dishwasher (December 2025). The open-concept living and dining area features a brand-new ceiling fan/light fixture, a built-in desk that's perfect for working from home, and access to the private balcony with a natural gas BBQ hook-up. A spacious laundry room provides excellent storage, while fibre internet offers fast and reliable connectivity. The well-designed floor plan includes two bedrooms and two full bathrooms, which are separated by the main living space. The spacious primary retreat features two walk-through closets leading to the ensuite bathroom, complete with tile flooring, quartz countertops and a tub/shower combination. The second full bathroom is finished with matching tile flooring, quartz countertops, and a tub/shower combination. The above-ground parking stall is conveniently found right outside the front door. Located in the sought-after community of Skyview Ranch, you'll enjoy nearby parks, playgrounds (3 close by!), walking pathways, schools, shopping, restaurants and everyday amenities, with quick access to Metis Trail, Stoney Trail, Deerfoot Trail, Calgary International Airport and CrossIron Mills for an easy commute in any direction. Book your showing today!

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