# \$269,000 - 7108, 302 Skyview Ranch Drive Ne, Calgary

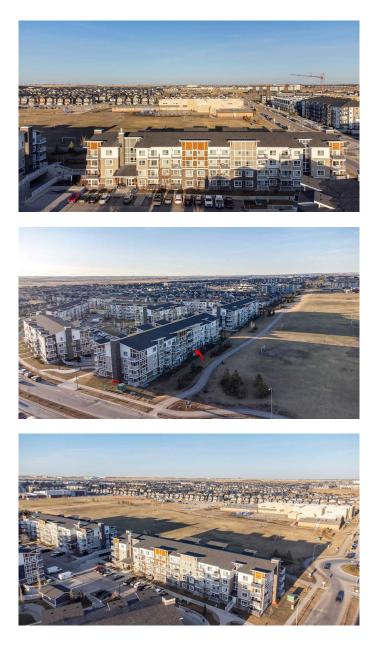
MLS® #A2210477

#### \$269,000

2 Bedroom, 1.00 Bathroom, 598 sqft Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

WELCOME to ORCHARD SKY, where your **DREAM HOME AWAITS! Discover this** STUNNING 2-BEDROOM UNIT that " **OVERLOOKS and BACKS " to BEAUTIFUL** HUGE GREEN SPACE and SCHOOLS " Enjoy the CONVENIENCE of a MUCH-COVETED SURFACE TITLED PARKING STALL RIGHT by the MAIN ENTRANCE. This WELL-MAINTAINED unit features an OPEN-CONCEPT LAYOUT with LARGE WINDOWS that FILL the living area with NATURAL LIGHT, providing a MODERN and UPLIFTING ATMOSPHERE. The CONTEMPORARY kitchen is a CHEF'S **DELIGHT**, with STAINLESS STEEL APPLIANCES, SLEEK WHITE QUARTZ COUNTERTOPS, and AMPLE MODERN BRIGHT CABINETS. The inviting dining area, **IN-SUITE LAUNDRY, and SPACIOUS PATIO** with a GAS BBQ hook-up create PERFECT **OPPORTUNITIES to ENJOY LIFE and** OUTDOORS. With two Generous Bedrooms and a luxurious 4-piece Bathroom complete with a Soothing Soaker tub, this suite embodies COMFORT and STYLE. Experience the essence of Skyview Ranch Living ! The WELL-KEPT COMPLEX is Conveniently located just a short walk or drive from PUBLIC TRANSIT, major roadways, Shopping, SCHOOLS and dining options. Don't let this INCREDIBLE OPPORTUNITY PASS YOU BYâ€" SCHEDULE a time to Come BUY and see it, it's READY FOR YOU TO EMBRACE !!!



Built in 2016

## **Essential Information**

MLS® #	A2210477
Price	\$269,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	598
Acres	0.00
Year Built	2016
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## **Community Information**

Address	7108, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P5

### Amenities

Amenities Parking Spaces Parking	Elevator(s), Park, Parking, Playground, Storage, Trash, Visitor Parking 1 Assigned, Parkade, Parking Pad, Stall, Titled
Interior	
Interior Features	Breakfast Bar, French Door, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features Balcony, Playground, Private Entrance, Private Yard, Storage

Lot Description	Back Yard, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Stone, Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	52
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

#### **Listing Details**

Listing Office MaxWell Canyon Creek

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