

# \$274,800 - 7405, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2090053

**\$274,800**

2 Bedroom, 1.00 Bathroom, 595 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Introducing this pristine, modern, top floor, 2 bedroom, 1 bathroom condo with the added luxury of titled underground parking. This unit exudes contemporary charm with its "like new" condition, making it a turnkey solution for those seeking a stylish living space.

The open concept design provides a spacious and flexible living environment. The kitchen is a true chef's dream, boasting stainless steel appliances and elegant granite countertops. Entertain effortlessly with a generously sized breakfast bar, ideal for hosting gatherings with friends and family.

The primary bedroom is a sanctuary of comfort, featuring a convenient walk-in closet, while the second bedroom offers versatility, perfect for a home office, guest room, or your personal retreat. When it's time to unwind and relax, step outside to your private balcony, where you can enjoy breathtaking sunsets and create wonderful memories with friends during barbecues and social gatherings.

For added convenience, this condo includes a stacked washer and dryer, allowing you to do your laundry without leaving home. The titled underground parking comes complete with a storage unit, providing a secure place for your belongings. And for your guests, there is ample visitor parking, so hosting friends and family is a breeze.



Don't miss the opportunity to make this condo your own. With its appealing features and impeccable condition, it's the perfect place to call home.

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2090053    |
| Price          | \$274,800   |
| Sold Price     | \$272,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 595         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 7405, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Parkade, Titled, Underground |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan                     |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 4         |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2023 |
| Date Sold      | November 8th, 2023 |
| Days on Market | 13                 |
| Zoning         | M-1                |
| HOA Fees       | 78.75              |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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