

\$329,900 - 5102, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2176053

\$329,900

2 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Presenting a spacious and light-filled end unit apartment in the vibrant, maturing community of Skyview Ranch. This open-concept floorplan features two generously sized bedrooms and two full baths, with an abundance of natural light streaming in through large windows on two sides. The primary bedroom offers a walk-through closet leading to a private 4-piece ensuite, providing a sense of retreat and convenience. The secondary bedroom is thoughtfully separated from the primary by a well-designed living area, dining space, and modern kitchen, ensuring privacy and functionality. The welcoming entrance foyer offers ample closet space for coats and footwear, while a dedicated office nook with a built-in desk and connectivity adds versatile workspace. The kitchen boasts stainless steel appliances, sleek quartz countertops, an undermount sink, and ample storage, ideal for efficient daily living. Durable flooring throughout and cozy carpeting in the bedrooms enhance comfort and low-maintenance living. A titled underground parking stall is included in a prime location, adding extra value to this property. This unit represents an excellent rental investment opportunity, with a long-term, reliable tenant already in place. The current lease extends until August 31, 2025, pays \$2,150 per month. Skyview Ranch offers convenient access to Calgary International Airport, Deerfoot Trail, Stoney Trail, and nearby Airdrie. Enjoy a neighborhood rich in



amenities, including schools, shopping, and ample green spaces, making it an ideal choice for buyers seeking both comfort and community.

Built in 2016

Essential Information

MLS® #	A2176053
Price	\$329,900
Sold Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	886
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	5102, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P5

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	October 29th, 2024
Date Sold	November 14th, 2024
Days on Market	16
Zoning	M-1
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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