

# \$274,900 - 4108, 302 Skyview Ranch Drive, Calgary

MLS® #A2208899

**\$274,900**

2 Bedroom, 1.00 Bathroom, 591 sqft

Residential on 0.00 Acres

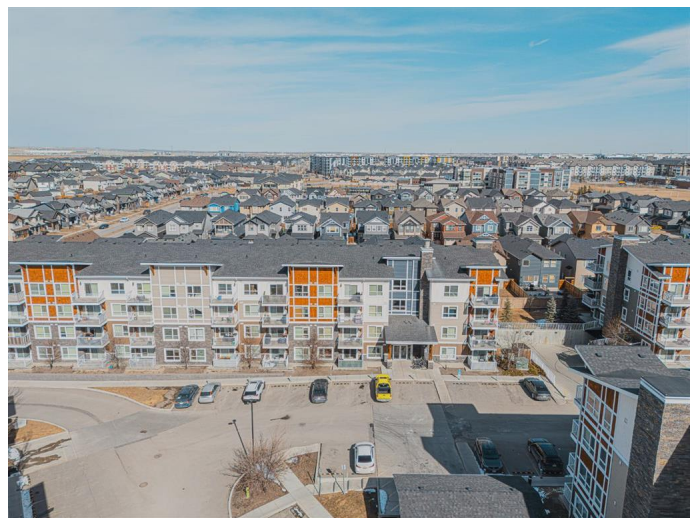
Skyview Ranch, Calgary, Alberta

Welcome to this bright and spacious 2 bed, 1 bath ground-floor unit in the sought-after Skyview Ranch community! Featuring an open floor plan, this home boasts a modern kitchen with quartz countertops, stainless steel appliances, and ample cabinet space—perfect for all your culinary needs. The spacious breakfast area flows into a cozy living room with a stunning feature wall, complemented by large windows that flood the space with natural light. Both generously sized bedrooms offer comfort and flexibility. This unit also comes with a titled parking stall for your convenience. Enjoy the benefits of low condo fees and an unbeatable location—bus stop right in front of the building entrance for effortless commuting! Plus, you’re just minutes away from schools, parks, shopping, major roads, and the airport. An ideal choice for first-time homebuyers or investors—don’t miss out! Schedule your viewing today. ?

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208899  |
| Price          | \$274,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 591       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 4108, 302 Skyview Ranch Drive |
| Subdivision | Skyview Ranch                 |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3N 0P5                       |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)         |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 7               |
| Zoning         | M-1             |
| HOA Fees       | 79              |

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Broker

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