

# \$295,000 - 6407, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2223161

**\$295,000**

2 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Step into this bright and beautifully updated condo featuring brand new flooring and fresh paint throughout! This TOP FLOOR open-concept layout is filled with natural light and extends to a west-facing balcony, perfect for soaking in stunning sunsets. The modern kitchen is a chef's dream, complete with quartz countertops, stainless steel appliances, and a convenient breakfast bar that seats three. The spacious living and dining areas flow seamlessly, creating an inviting space to relax or entertain.

The primary bedroom offers a large closet with large bright windows,, while the second bedroom is generously sized with plenty of storage. A full 4-piece bathroom and in-suite laundry provide added comfort and convenience. This unit also comes with a titled underground parking stall and assigned storage unit.

Enjoy the peace and privacy of this building backing onto green space—this move-in-ready condo is a must-see!

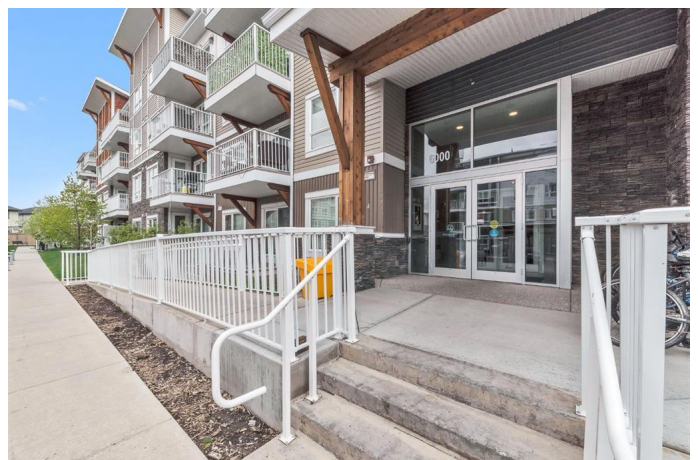
Built in 2016

## Essential Information

MLS® # A2223161

Price \$295,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 600               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 6407, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

### **Amenities**

|                |                     |
|----------------|---------------------|
| Amenities      | Snow Removal, Trash |
| Parking Spaces | 1                   |
| Parking        | Titled, Underground |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Open Floorplan                                         |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Microwave, Washer |
| Heating           | Baseboard                                              |
| Cooling           | None                                                   |
| # of Stories      | 4                                                      |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony                                |
| Construction      | Brick, Stone, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 10             |
| Zoning         | m-1            |
| HOA Fees       | 80             |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             2% Realty

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