

**5412, 302 Skyview Ranch Drive NE
Calgary, Alberta**

MLS # A2247971



\$324,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding, Wood Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: WINDOW COVERINGS.

Welcome to 5412 - 302 Skyview Ranch, a bright and spacious top-floor corner condo offering about 850 square feet of comfortable living space. This two-bedroom, two-bathroom home is perfectly positioned facing east, capturing spectacular views and beautiful morning light. The open-concept layout features a modern kitchen that flows into the dining and living areas, enhanced by large windows that fill the space with natural light. The primary bedroom includes an ensuite, while the second bedroom and full bathroom provide flexibility for family, guests, or a home office. Enjoy the convenience of in-suite laundry and the rare benefit of two titled parking stalls, one underground and one surface. A private balcony extends your living space outdoors, where you can relax and take in the panoramic views. Ideally located in the vibrant community of Skyview Ranch, this condo offers easy access to schools, shopping, restaurants, public transit, and major routes, making it a perfect choice for first-time buyers, downsizers, or investors seeking both comfort and convenience.