4403 302 Skyview Ranch Drive NE

Calgary | Active | MLS® A2353725

$274,999









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**818.07 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

WELCOME HOME! TOP FLOOR LUXURY WITH BALCONY RETREATS! Discover elevated living in this spacious and stylish unit in a family-friendly community! This thoughtfully curated 2 - bedroom, 2-bathroom top-floor unit in Skyview Ranch blends style and substance effortlessly, with every room crafted for comfort, natural light, and connection. Morning sunshine streams through the patio doors, bathing the open-concept living area in a gentle glow. From the living room, sliding glass doors usher you onto a generous balcony overlooking the mountains, where you can savor outdoor meals all summer long. The spacious kitchen, framed with full-height cabinetry and refined finishes, feels both grounded and welcoming, including quartz countertops, stainless steel appliances, in-suite laundry, cork flooring, and carpet. A modern light fixture anchors the dining area, perfectly centering your dining table. A built-in desk area is nestled between the dining and living rooms, offering a convenient place for remote work or school assignments. Both bedrooms are ample and finished with luxurious carpeting. The primary bedroom boasts a walk-through closet that opens into a private 4-piece ensuite with a tub/shower combo. The second large bedroom on the far side of the unit is served by an adjacent 4-piece bath. The in-suite laundry is a welcome convenience and provides sufficient storage. This condo also includes the convenience of a titled underground parking stall, along with an additional storage locker located in front of the stall, perfect for seasonal items. As a resident of Skyview Ranch, you'll enjoy an unbeatable lifestyle with access to schools, shopping, restaurants, parks, and excellent transportation routes, making commuting easy. With quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, Amazon shipping depot, and The Airport. You'll be well-connected to go anywhere you want to explore. A fantastic option for professionals, down sizers, or investors alike! Book your showing today! A true hidden gem!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353725
Bedrooms	2
Bathrooms	2
Year Built	2016
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	818.07 sq. ft.
Main Level Finished Area:	818.07 sq. ft.
Condo Fee:	$443.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Top
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1610012
Heating:	Baseboard
New Constr.:	No

Construction Material:	Concrete, Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Cork, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$84.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Orchard Sky
Community:	Skyview Ranch
Amenities:	Elevator(s), Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 12'9" × 9'4" ·
Main Floor	Kitchen · 16'7" × 8'8" ·
Main Floor	Living Room · 10'6" × 8'3" ·
Main Floor	Bedroom · 14' × 9'6" ·

Main Floor	Bedroom - Primary · 17'3" × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-1
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4403-302-skyview-ranch-drive-ne-calgary-a2353725/

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