5404 302 Skyview Ranch Drive NE

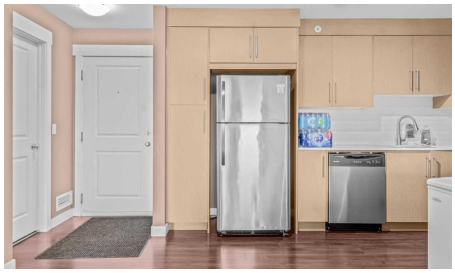
Calgary | Active | MLS® A2342014

$259,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**810.28 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to Orchard Sky in Skyview Ranch. This bright 2 bedroom, 2 bathroom top-floor apartment is a great opportunity for first-time buyers or investors. The unit offers a functional open-concept layout with a modern kitchen, stainless steel appliances, stylish cabinetry, generous counter space, and a spacious living area that leads to a private balcony. The primary bedroom features a closet and 4-piece ensuite, while the second bedroom and full bathroom provide flexibility for family, guests, roommates, or a home office. Additional features include in-unit laundry, titled underground parking, and assigned storage. This tenant-occupied unit offers immediate rental income for investors, while also remaining a strong option for future owner-occupancy. Located close to schools, parks, playgrounds, shopping, transit, Stoney Trail, Country Hills Boulevard, Deerfoot Trail, and Calgary International Airport. A well-located 2 bed, 2 bath condo offering convenience, value, and long-term potential in the growing community of Skyview Ranch. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342014
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:	810.28 sq. ft.
Condo Fee:	$426.20

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
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:	1610013
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$75.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Orchard Sky
Community:	Skyview Ranch
Amenities:	Elevator(s), Secured Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Call, Cats OK, Dogs OK, Yes
Main Floor	Living Room · 12'4" × 10'7" ·
Main Floor	Kitchen · 13'5" × 8'7" ·
Main Floor	Dining Room · 11'3" × 5'3" ·
Main Floor	Bedroom - Primary · 17'4" × 9'11" ·
Main Floor	Bedroom · 13'11" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Airport/Runway, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Exterior Features:	Balcony, Lighting

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-1
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5404-302-skyview-ranch-drive-ne-calgary-a2342014/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.