

# \$329,900 - 5402, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2213223

**\$329,900**

2 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

A BIG price drop, Motivated Seller.....

LARGEST UNIT IN THE BUILDING around 900SF | TOP FLOOR CORNER UNIT | STUNNING MOUNTAIN & AIRPORT VIEWS | 2 TITLED PARKING STALLS (1 HEATED UNDERGROUND + 1 SURFACE NEAR ENTRANCE) | STORAGE LOCKER | ONLY ONE COMMON WALL.....

This is the one you've been waiting for! Welcome to one of the largest and most desirable units in the entire Orchard Sky complex—a rare top-floor, corner unit offering nearly 900 sq ft of thoughtfully designed living space. With only one shared wall, no neighbors above, and extra windows for natural light, this is true penthouse-style privacy without the price tag.

Enjoy breathtaking mountain and airport views from your spacious NW-facing balcony, perfect for morning coffee or evening sunsets. Whether you're entertaining or unwinding, the view alone will make you fall in love.

Parking? Weâ€™ve got you covered—literally and conveniently. This unit includes two titled parking stalls: a heated underground stall and a surface stall steps from the main entrance. Even better, thereâ€™s a secure storage locker in the parkade located just behind your underground stall—perfect for keeping your seasonal gear, tools, or extra belongings safe and out of sight.



Inside, youâ€™ll find a bright and open layout featuring 2 spacious bedrooms and 2 full bathrooms, including a primary suite with a 4-piece ensuite. The modern kitchen opens seamlessly into the living and dining areas, ideal for everyday living and entertaining. Plus, thereâ€™s in-suite laundry and extra storage space for added convenience.

Low condo fees include heat and water, and youâ€™re located in the heart of Skyview Ranchâ€”steps from schools (Prairie Sky & Apostles of Jesus), transit, playgrounds, bike paths, soccer fields, and everyday amenities. Youâ€™re also just minutes to CrossIron Mills, Costco, major roadways, and Calgary International Airport.

This is a rare opportunity to own the best unit in a prime location. Spacious, private, and move-in readyâ€”book your private showing today!

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213223          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 887               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 5402, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3n0p5                           |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Park, Playground, Secured Parking, Visitor Parking |
| Parking Spaces | 2                                                                                |
| Parking        | Stall, Underground                                                               |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks           |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Central                                                |
| Cooling           | Central Air                                            |
| # of Stories      | 4                                                      |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Other, Playground, Storage |
| Construction      | Concrete, Other                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 60               |
| Zoning         | M-1              |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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