

# \$235,000 - 4308, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2249231

**\$235,000**

2 Bedroom, 1.00 Bathroom, 595 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

2 Bed | 1 Bath | Upgraded Condo “Prime Location | Low \$200s

Fantastic opportunity for first-time buyers or investors! This upgraded 2-bedroom, 1-bath condo is ideally located just minutes from schools, parks, shopping, transit, and only 10 minutes to the airport.

Highlights:

- Quartz countertops & upgraded lighting
- Open-concept layout with private balcony
- Gas line for BBQ
- One designated parking spot
- Well-managed, pet-friendly building

Affordable, move-in ready, and close to all amenities “this home offers incredible value. Book your showing today!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249231  |
| Price          | \$235,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 595       |
| Acres          | 0.00      |
| Year Built     | 2016      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 4308, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Elevator(s), Park, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                |
| Parking        | Owned, Stall, Titled                             |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, None                                                                                |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Roof              | Asphalt Shingle               |
| Construction      | Brick, Concrete, Vinyl Siding |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 5                 |
| Zoning         | M-1               |
| HOA Fees       | 84                |
| HOA Fees Freq. | ANN               |

### Listing Details

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