

# \$259,900 - 6211, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2242235

**\$259,900**

2 Bedroom, 1.00 Bathroom, 593 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

WEST FACING UNIT | CONVENIENT  
LOCATION | 2 BEDROOM | TITLED  
PARKING | IN-UNIT LAUNDRY |

Welcome to this stylish and upgraded 2-bedroom, 1-bathroom condo located in the established and amenity-rich community of Skyview Ranch. This well-maintained unit offers a bright and spacious layout with large windows that flood the living space with natural light.

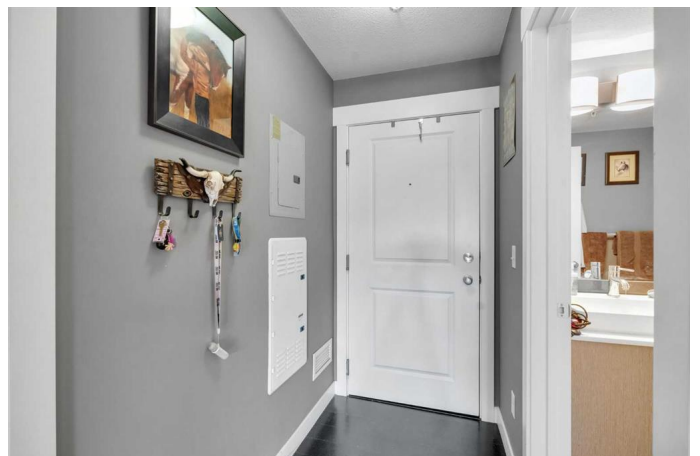
The open-concept kitchen features stainless steel appliances, ample cabinet storage, and a peninsula that doubles as a breakfast bar, seamlessly connecting to the dining area and living room—perfect for entertaining.

Step out onto the sunny west-facing balcony, equipped with a BBQ gas line, ideal for outdoor dining and get-togethers.

The primary bedroom is spacious and includes a ceiling fan with light, a large window, and a generous closet, while the second bedroom offers flexibility as a guest room, home office, or additional living space.

The unit also includes a full-sized bathroom, a dedicated laundry area with a washer and dryer, and a hallway storage closet for added convenience.

Enjoy the benefits of a titled parking stall,



ample visitor parking, and easy access to nearby schools, shopping plazas, parks, and public transportation. This 2 bedroom condo is a fantastic opportunity in a thriving neighborhood.

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2242235          |
| Price          | \$259,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 593               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 6211, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

**Amenities**

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

**Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Elevator |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,            |

|              |              |
|--------------|--------------|
|              | Washer/Dryer |
| Heating      | Forced Air   |
| Cooling      | None         |
| # of Stories | 4            |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | None                                       |
| Construction      | Vinyl Siding, Wood Frame, Composite Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 8               |
| Zoning         | M-1             |
| HOA Fees       | 75              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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