

# \$279,000 - 6407, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2245258

**\$279,000**

2 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.00 Acres

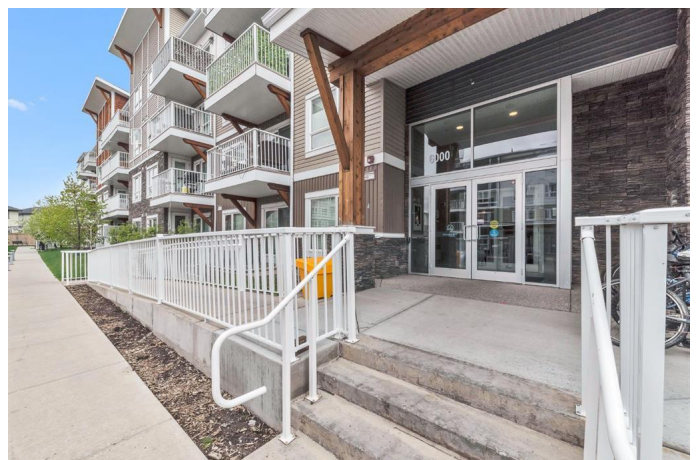
Skyview Ranch, Calgary, Alberta

1 year of no condo fees! Step into this bright and beautifully updated condo featuring brand new flooring and fresh paint throughout! This TOP FLOOR open-concept layout is filled with natural light and extends to a west-facing balcony, perfect for soaking in stunning sunsets. The modern kitchen is a chef's dream, complete with quartz countertops, stainless steel appliances, and a convenient breakfast bar that seats three. The spacious living and dining areas flow seamlessly, creating an inviting space to relax or entertain. The primary bedroom offers a large closet with large bright windows, while the second bedroom is generously sized with plenty of storage. A full 4-piece bathroom and in-suite laundry provide added comfort and convenience. This unit also comes with a titled underground parking stall and assigned storage unit. Enjoy the peace and privacy of this building backing onto green space—this move-in-ready condo is a must-see!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245258  |
| Price          | \$279,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 600       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 6407, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Kitchen Island, Walk-In Closet(s)                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Baseboard                                                          |
| Cooling           | None                                                               |
| # of Stories      | 4                                                                  |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, Courtyard                     |
| Construction      | Brick, Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 8                |
| Zoning         | m-1              |
| HOA Fees       | 80               |
| HOA Fees Freq. | ANN              |

### Listing Details

Listing Office                      2% Realty

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