

\$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, there’s in-suite laundry and extra storage space for added convenience.

Low condo fees include heat and water.

you’re located in the heart of Skyview Ranch—steps from schools (Prairie Sky & Apostles of Jesus), transit, playgrounds, bike paths, soccer fields, and everyday amenities. You’re also just minutes to Cross Iron 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 ready—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	Elevator(s), Playground, Secured Parking, Visitor Parking, Bicycle Storage, Park
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, Playground, Other, Storage
Construction	Concrete, Other

Additional Information

Date Listed	April 18th, 2025
Days on Market	112
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.