

# \$319,900 - 5404, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2256173

**\$319,900**

2 Bedroom, 2.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

First-time home buyers and strategic investors, an excellent opportunity awaits in the vibrant community of Skyview Ranch! This beautifully upgraded 2 bedroom, 2 bathroom apartment, located in a prime spot offers a rare combination of modern living, everyday convenience, and immediate rental income. Currently rented to excellent tenants, ideal as a turnkey investment but it can also be owner-occupied, making it a fantastic choice for buyers ready to move in and build equity. The bright, open-concept layout features a contemporary kitchen with stainless steel appliances, stylish cabinetry, and plenty of counter space, seamlessly connecting to a spacious living area and a private balcony, perfect for relaxing or entertaining. The primary bedroom features a walk-through closet and a 4-piece ensuite bathroom, while the second bedroom and full bath offer flexibility for families, roommates, or a home office. You'll love the convenience of in-suite laundry, heated underground parking, assigned storage and a professionally managed building. Located just steps from a new (K-9) CBE school and a nearby Catholic school, this community offers unbeatable convenience. Minutes away from major routes like Stoney Trail, Country Hills Boulevard, and Deerfoot Trail, residents enjoy easy access to transit, shopping malls, the airport, parks, and much more. Whether you're buying your first home or expanding your portfolio, Orchard Sky offers unbeatable



value, an exceptional lifestyle, and strong long-term potential.

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256173          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 810               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 5404, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

**Amenities**

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Park, Parking, Playground, Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                |
| Parking        | Secured, Titled, Underground                                                                     |

**Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                                                                       |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                                               |
| Cooling           | None                                                                                                                    |

|              |   |
|--------------|---|
| # of Stories | 4 |
|--------------|---|

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Lighting                         |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 47                   |
| Zoning         | M-1                  |
| HOA Fees       | 75                   |
| HOA Fees Freq. | ANN                  |

## Listing Details

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

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