

# \$274,000 - 6407, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2223161

**\$274,000**

2 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

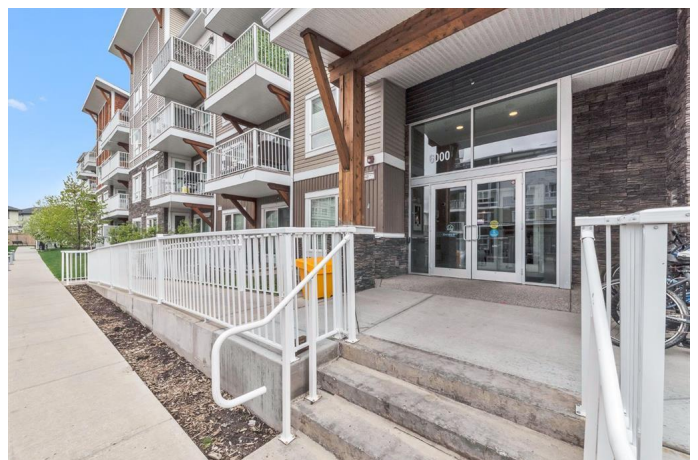
**\*\*\$1000 buyer cash back on closing!\*\*** Enjoy a \$1,000 cash-back and no condo fees till September on closingâ€™ courtesy of the seller! Applied through disbursements, these extra perks put money back in your pocket after possession! Step into this bright and beautifully updated condo featuring 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 chefâ€™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 spaceâ€™ this move-in-ready condo is a must-see!

Built in 2016

## Essential Information



MLS® #	A2223161
Price	\$274,000
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	Snow Removal, Trash
Parking Spaces	1
Parking	Titled, Underground

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	May 21st, 2025
-------------	----------------

Days on Market	61
Zoning	m-1
HOA Fees	80
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

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.