

\$299,800 - 1210, 302 Skyview Ranch Drive, Calgary

MLS® #A2252459

\$299,800

2 Bedroom, 2.00 Bathroom, 784 sqft

Residential on 0.46 Acres

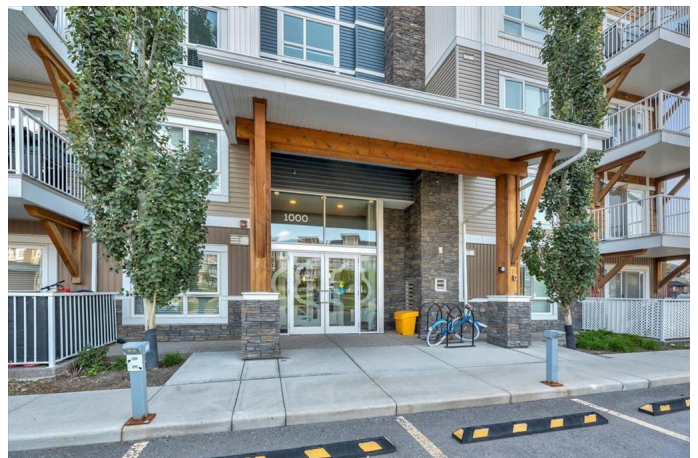
Skyview Ranch, Calgary, Alberta

NEW PRICE! BELOW \$300K! Step inside this beautiful, move-in-ready apartment at Orchard Sky in Skyview. This incredible 2-bedroom, 2-bathroom unit has been meticulously cared for, and it shows! You'll be immediately impressed by the thoughtfully designed, open-concept layout that makes you feel right at home.

The heart of the home is a sparkling, all-white kitchen with abundant counter and storage space. It connects to a bright dining area, perfect for hosting dinner parties. The living room is bathed in natural light, making it a comfortable spot to unwind. Extend your living space onto the private balcony, a great place to barbecue or simply sit and enjoy the breeze. Retreat to the spacious primary bedroom, which features a walk-through mirrored closet leading to a 4-piece ensuite bathroom. The second bedroom is also a great size and is located next to the main 4-piece bathroom. A huge laundry area offers plenty of extra space for storage.

To top it all off, the unit includes an assigned storage space and a titled underground parking stall right in front of it.

Whether you're starting your homeownership journey, looking to downsize, or adding to your investment portfolio, this property is a fantastic find. The location is second to none—just a short walk from Prairie Sky School and Apostles of Jesus Catholic School (K-9), parks, playgrounds, and a variety of shops and restaurants. Commuting is a breeze with quick



access to the Calgary International Airport and major routes like Country Hills Boulevard, Stoney Trail, and Deerfoot Trail. Come see this precious gem for yourself! Call to schedule a viewing.

Built in 2015

Essential Information

MLS® #	A2252459
Price	\$299,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	784
Acres	0.46
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1210, 302 Skyview Ranch Drive
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P5

Amenities

Amenities	Elevator(s), Park, Parking, Storage
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

	Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Garden
Construction	Cedar, Stone, Vinyl Siding

Additional Information

Date Listed	September 11th, 2025
Days on Market	52
Zoning	M-1
HOA Fees	78
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.