7213, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2226445

$310,000

Division:	Skyview Ranch
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	823 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	2	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Cork, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 462
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-
Features:	Open Floorplan		

Inclusions: N/A

NORTH FACING UNIT | CONVENIENT LOCATION | 2 BEDROOM 2 BATHROOM | TITLED PARKING | IN-UNIT LAUNDRY | Welcome to this modern 2 bedroom 2 bathroom 800+ sq ft condo located in the vibrant, family-friendly community of Skyview Ranch. The open-concept floor plan boasts stunning cork flooring throughout. The expansive living room is enhanced by large sliding doors that lead directly to a spacious balcony. The kitchen is equipped with contemporary cabinetry, sleek quartz countertops, and stainless steel appliances. The primary bedroom features double closets and a luxurious 4-piece ensuite. There is also an additional well-sized bedroom and a 4-piece bathroom. For added convenience, the unit includes heated, underground titled parking. This home offers unbeatable access to a wide range of amenities including nearby schools, banks, local parks and playgrounds, and walking paths. Just minutes from Sky Pointe Landing and a short drive to CrossIron Mills, shopping and dining options are always close at hand. Commuters will appreciate quick access to Stoney and Deerfoot Trails, as well as proximity to Calgary International Airport and future Green Line LRT development. With local fitness centers, childcare services, and a strong community association, this location offers both convenience and connection perfect for first-time buyers, young professionals, or investors.