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5404, 302 Skyview Ranch Drive NE Calgary, Alberta

MLS # A2256173

$319,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	2	**Baths:**	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 426
Basement:	-	**LLD:**	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

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 at 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.

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