

# \$329,900 - 5402, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2213223

**\$329,900**

2 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

A BIG price drop, Motivated Seller.....  
LARGEST UNIT IN THE BUILDING around  
900SF| TOP FLOOR CORNER UNIT |  
STUNNING MOUNTAIN & AIRPORT VIEWS |  
2 TITLED PARKING STALLS (1 HEATED  
UNDERGROUND + 1 SURFACE NEAR  
ENTRANCE) | STORAGE LOCKER | ONLY  
ONE COMMON WALL.....

This is the one you've been waiting for!  
Welcome to one of the largest and most  
desirable units in the entire Orchard Sky  
complex—a rare top-floor, corner unit offering  
nearly 900 sq ft of thoughtfully designed living  
space. With only one shared wall, no  
neighbors above, and extra windows for  
natural light, this is true penthouse-style  
privacy without the price tag. Enjoy  
breathtaking mountain and airport views from  
your spacious NW-facing balcony, perfect for  
morning coffee or evening sunsets. Whether  
you're entertaining or unwinding, the view  
alone will make you fall in love. Parking?  
Weâ€™ve got you covered—literally and  
conveniently. This unit includes two titled  
parking stalls: a heated underground stall and  
a surface stall steps from the main entrance.  
Even better, thereâ€™s a secure storage  
locker in the parkade located just behind your  
underground stall—perfect for keeping your  
seasonal gear, tools, or extra belongings safe  
and out of sight. Inside, youâ€™ll find a bright  
and open layout featuring 2 spacious  
bedrooms and 2 full bathrooms, including a



primary suite with a 4-piece ensuite.

The modern kitchen opens seamlessly into the living and dining areas, ideal for everyday living and entertaining. Plus, there’s in-suite laundry and extra storage space for added convenience.

Low condo fees include heat and water.

you’re located in the heart of Skyview Ranch—steps from schools (Prairie Sky & Apostles of Jesus), transit, playgrounds, bike paths, soccer fields, and everyday amenities. You’re also just minutes to Cross Iron Mills, Costco, major roadways, and Calgary International Airport. This is a rare opportunity to own the best unit in a prime location. Spacious, private, and move-in ready—book your private showing today!

Built in 2016

**Essential Information**

MLS® #	A2213223
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	887
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	5402, 302 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0P5

### **Amenities**

Amenities	Elevator(s), Playground, Secured Parking, Visitor Parking, Bicycle Storage, Park
Parking Spaces	2
Parking	Stall, Underground

### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Playground, Other, Storage
Construction	Concrete, Other

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	107
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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