

# \$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?  
We'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, there'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, you'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	Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking, Playground, 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	91
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

Listing Office	URBAN-REALTY.ca
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