

# \$310,000 - 6315, 302 Skyview Ranch Drive Ne, Calgary

MLS® #A2233557

**\$310,000**

2 Bedroom, 2.00 Bathroom, 891 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Don't miss this rare opportunity!

Welcome to Unit 6315 at Orchard Sky—a corner unit offering incredible value and one of the largest layouts in the entire complex with 890 sqft of thoughtfully designed living space. This spacious 2-bedroom, 2-bathroom home comes complete with 2 titled parking spots (one heated underground and one surface) and a dedicated storage unit—ideal for both convenience and peace of mind.

Step inside to enjoy the comfort of open-concept living, perfect for both relaxing and entertaining. Step out onto your private balcony, the perfect spot for a quiet morning coffee or evening tea.

Located in the vibrant community of Skyview Ranch, this condo puts you within walking distance of schools, parks, shopping centers, and bus stops. Plus, with easy access to Stoney Trail, Cross Iron Mills and major commercial hubs are just a short 10–15 minute drive away.

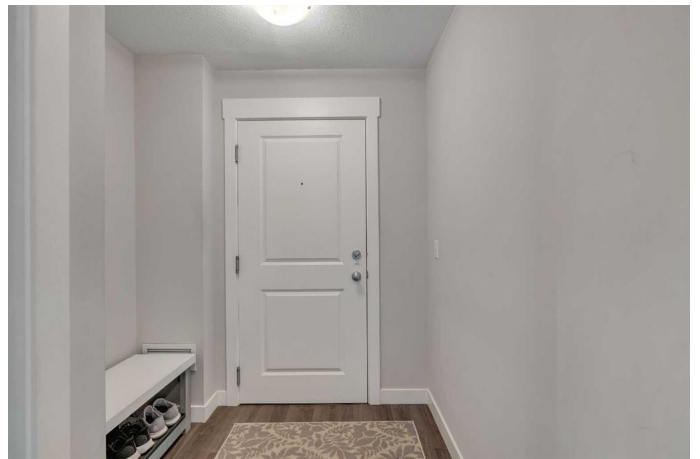
This corner unit won't last long—schedule your showing today before it's gone

Built in 2016

## Essential Information

MLS® #

A2233557



|                |                   |
|----------------|-------------------|
| Price          | \$310,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 891               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 6315, 302 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch                    |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3N 0P5                          |

### **Amenities**

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                 |
| Parking        | Stall, Underground                                |

### **Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home               |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Baseboard                                                    |
| Cooling           | None                                                         |
| # of Stories      | 4                                                            |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 22nd, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 49  |
| Zoning         | M-1 |
| HOA Fees       | 75  |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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