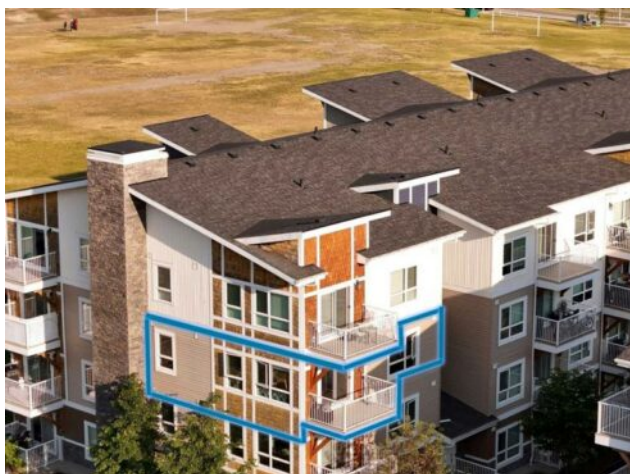


6315, 302 Skyview Ranch Drive NE
Calgary, Alberta

MLS # A2233557



\$310,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	891 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: Key Fob

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