

# \$249,900 - 3403, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2219287

**\$249,900**

2 Bedroom, 1.00 Bathroom, 634 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 1-bathroom unit located on the top floor, offering peace, privacy, and plenty of natural light. Step into the stylish kitchen featuring ceiling-height white cabinetry (no dusting required!), sleek black quartz countertops, stainless steel appliances, and ample cupboard space. The extended counter provides a convenient spot for additional seating—perfect for entertaining or casual dining.

The main living area boasts sound-dampening cork flooring, combining comfort with style. The bright and open living room flows seamlessly onto a spacious balcony complete with a gas hookup for your BBQ—an ideal setting to relax and enjoy warm summer evenings.

This unit includes a titled underground parking stall and an assigned storage unit for added convenience. Located in the vibrant and family-friendly community of Skyview, the building is just steps from Prairie Sky School (K-9), parks, playgrounds, restaurants, and local businesses. With easy access to Metis Trail and Stoney Trail, commuting is a breeze.

Don't miss out on this top-floor treasure in a prime location!

Built in 2015



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2219287          |
| Price          | \$249,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 634               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 3403, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2N0P4                          |

## Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Secured Parking, Visitor Parking, Snow Removal |
| Parking Spaces | 1                                              |
| Parking        | Heated Garage, Underground, Enclosed           |
| # of Garages   | 1                                              |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Pantry                                              |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven |
| Heating           | Baseboard                                                                                           |
| Cooling           | None                                                                                                |
| # of Stories      | 4                                                                                                   |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Mixed                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 102            |
| Zoning         | M-2            |
| HOA Fees       | 84             |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

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