

# \$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

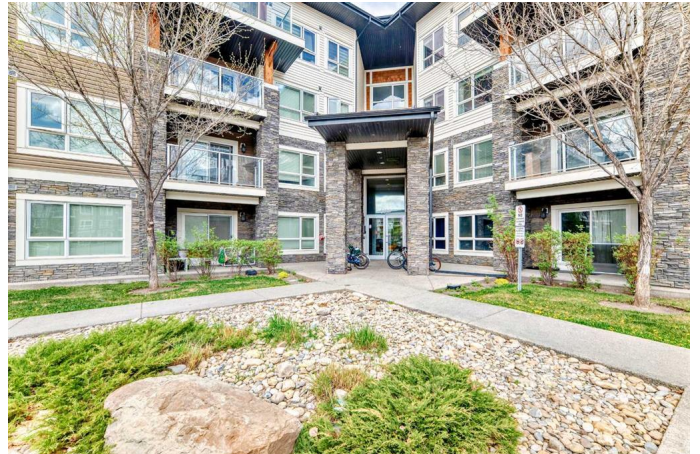
Welcome to this beautifully maintained 2-bedroom, 1-bathroom unit located on the top floor, offering peace, privacy, and plenty of natural light. Step into the stylish kitchen featuring ceiling-height white cabinetry (no dusting required!), sleek black quartz countertops, stainless steel appliances, 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	104
Zoning	M-2
HOA Fees	84
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.