

# \$265,000 - 3403, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2219287

**\$265,000**

2 Bedroom, 1.00 Bathroom, 634 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

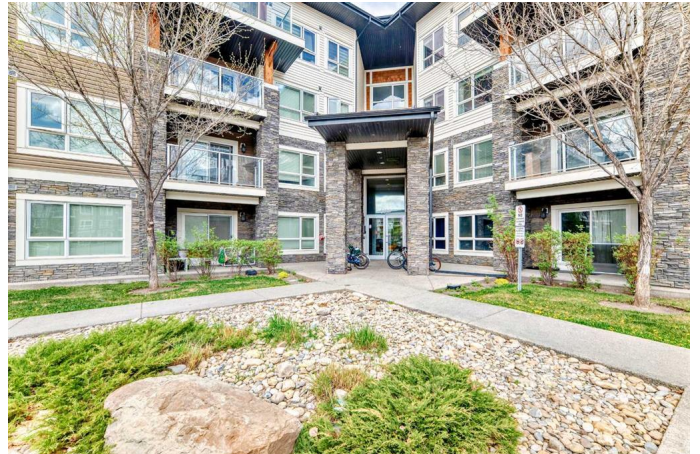
Welcome to this beautifully maintained 2-bedroom, 1-bathroom unit located on the top floor, offering peace, privacy, and plenty of natural light. Step into the stylish kitchen featuring ceiling-height white cabinetry (no dusting required!), sleek black quartz countertops, stainless steel appliances, 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	\$265,000
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, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Heated Garage, Underground
# of Garages	1

## Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
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	49
Zoning	M-2
HOA Fees	84
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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