



**3115, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2280238**



**\$292,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 623
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters		

**Inclusions:** N/A

Two titled parking stalls set this condo apart immediately, one above ground and one in the heated underground parkade, offering flexibility for owners, roommates, or investors and a feature rarely found at this price point in Skyview Ranch. This corner unit in the Skymills complex offers over 945 sq ft with two bedrooms and two full bathrooms, plus south and west-facing windows that bring in natural light throughout the day. The open-concept layout connects a modern kitchen with quartz countertops and generous cabinetry to the living and dining areas, creating a functional space for daily living and entertaining. Cork flooring adds warmth and comfort, while both bedrooms are well sized, including a private primary suite with its own ensuite and double closets. The west-facing patio with gas line extends your living space outdoors, and the location offers easy access to parks, schools, shopping, transit, and the airport. A strong option for first-time buyers, downsizers, or investors looking for long-term value in Skyview Ranch.