



**1303, 240 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2295302



\$303,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Cork

Sewer: -

Roof: -

Condo Fee: \$ 558

Basement: None

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-2

Foundation: -

Utilities: -

Features: Open Floorplan

Inclusions: N/A

Welcome to Skymills in the vibrant community of Skyview Ranch—a bright and functional third-floor condo offering the perfect blend of comfort, convenience, and value. Ideal for first-time buyers, downsizers, or investors, this well-designed 2-bedroom, 2-bathroom unit features east-facing exposure, filling the living room, kitchen, and bedrooms with natural morning light. The open-concept layout creates an easy flow for everyday living, highlighted by a modern kitchen complete with stainless steel appliances, a breakfast bar, and ample pantry storage—perfect for both quick mornings and casual entertaining. The primary bedroom offers a private retreat with a 4-piece ensuite and double closet, while the second bedroom and full bathroom are thoughtfully positioned for guests, roommates, or a home office setup. A dedicated study nook adds valuable flexibility—ideal for working from home or staying organized—while in-suite laundry and additional storage enhance everyday convenience. Step outside and enjoy being just steps from schools, parks, and nearby amenities, with quick access to major routes like Stoney Trail and Deerfoot Trail, making commuting across the city simple and efficient. Additional highlights include titled heated underground parking with storage and a well-managed family-friendly complex. Vacant and move-in ready, this is a fantastic opportunity to own in one of NE Calgary’s most accessible and growing communities.