



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

MLS # A2304467



\$275,000

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

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

Inclusions: NA

Two titled parking stalls, one above ground and one in the heated underground parkade, set this unit apart before you ever step inside. That combination is rare at this price point, and it matters whether you're moving in, splitting costs with a roommate, or building a rental portfolio. The Skymills corner unit offers over 945 sq ft with two bedrooms, two full bathrooms, and south and west-facing windows that bring in natural light throughout the day. Cork flooring runs through the open-concept main area, where a modern kitchen with quartz countertops flows into the living and dining space. The layout works for everyday life and holds up well for guests. The primary bedroom is private with its own ensuite and double closets. The west-facing patio has a gas line hookup, a real outdoor extension of the living space, not just a Juliet balcony. Both bedrooms are properly sized with no compromises on function. Parks, schools, shopping, transit, and airport access are all close. A smart entry point into Skyview Ranch for first-time buyers and downsizers alike, and a solid long-term hold for investors.