

# \$248,000 - 4301, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2235870

## \$248,000

2 Bedroom, 1.00 Bathroom, 634 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to Skymills condo! Your new home in the popular community of Skyview Ranch in Calgary. This 2 bedrooms and full bath unit is ideal for a first time home buyer, a young couple or as an investment property. Situated on the third level and overlooking the community elementary school. The unit is smartly designed with the second room as an office or as a second bedroom for a young couple. The good sized primary bedroom has a large closet and the bathroom has a deep soaker tub. The galley style kitchen has stainless steel appliances, granite counters with a breakfast bar which opens to the living room that leads to a covered deck for additional living space. The unit has in-suite laundry with full sized washer and dryer and lastly comes with a titled parking stall. Skyview Ranch has easy access to Stoney Trail, the airport and Balzac. Call your favourite Realtor or our office for more details.



Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2235870  |
| Price          | \$248,000 |
| 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     | 4301, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N 0P4                         |

### Amenities

|                |               |
|----------------|---------------|
| Amenities      | None          |
| Parking Spaces | 1             |
| Parking        | Stall, Titled |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Elevator                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 9               |
| Zoning         | M-2             |
| HOA Fees       | 84              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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