

# \$285,000 - 4311, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2237286

**\$285,000**

2 Bedroom, 2.00 Bathroom, 798 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this immaculate and light-filled two-bedroom, two-bathroom corner unit, perfectly positioned on the third floor of a well-maintained building in the vibrant community of Skyview Ranch. This bright and modern end unit has been lovingly cared for by the original owner and showcases genuine pride of ownership throughout.

The open-concept layout is thoughtfully designed for both everyday living and entertaining. Large north- and east-facing windows flood the space with natural light, offering views of the surrounding neighbourhood. The kitchen is a true highlight, featuring stainless steel appliances, granite countertops, a built-in pantry, and a functional breakfast bar for casual meals or hosting guests. A stylish mix of cork, tile, and carpet flooring adds warmth and durability, while fresh paint gives the space a contemporary feel.

The spacious primary bedroom is tucked away for privacy and includes a walk-in closet and a spa-like 4-piece ensuite bathroom. On the opposite side of the unit, the second bedroom is generously sized and located next to its 4-piece bathroom—perfect for guests, kids, or roommates. The in-suite laundry and storage room add convenience, while the oversized balcony offers a natural gas BBQ hook-up and a peaceful space to enjoy the outdoors.



Additional features include secure underground parking with a private storage cage, key fob access, and a video-monitored front lobby for added peace of mind. This pet-free home is located just steps from the brand-new Skyview Ranch K&#8209;9 school, playgrounds, walking paths, parks, and everyday amenities. Enjoy quick access to Stoney Trail, Deerfoot Trail, and Country Hills Boulevard&#8209;placing you just 10 minutes from the airport and CrossIron Mills, and 20 minutes to downtown Calgary.

This well-appointed condo offers exceptional value in one of Calgary's fastest-growing and family-friendly neighbourhoods&#8209;a fantastic opportunity for first-time buyers, downsizers, or investors alike.

Built in 2014

### Essential Information

MLS® #	A2237286
Price	\$285,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	798
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	4311, 240 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3N 0P4

### Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, See Remarks, Vinyl Windows, Elevator, Soaking Tub, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Range
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	July 6th, 2025
Days on Market	63
Zoning	M2
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Solutions
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