

# \$239,900 - 3103, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2241925

**\$239,900**

2 Bedroom, 1.00 Bathroom, 630 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to Skymills! This beautifully maintained 2-bedroom, 1-bathroom condo offers the perfect blend of style, comfort, and functionality. At the heart of the home, the kitchen shines with sleek grey cabinetry, striking black granite countertops, and stainless steel appliances—a stylish and efficient space for any home chef. The open-concept living and dining area flows effortlessly, bathed in natural light from a large window and a door that leads to your private exposed aggregate patio, nestled among mature trees and a small green space at the rear of the building. The oversized primary bedroom offers a peaceful retreat with a generous closet and serene views of the quiet patio area. Skymills is a pet-friendly, well-managed complex with affordable condo fees and major curb appeal thanks to recent upgrades, including a new roof and siding. This unit includes a titled parking stall just steps from the entrance, plus ample visitor parking for your guests. Whether you're a first-time buyer, downsizer, or savvy investor, this home checks all the boxes! Skyview Ranch is a vibrant and growing community in northeast Calgary, known for its modern homes, affordability, and family-friendly atmosphere. Residents enjoy easy access to major roads like Stoney and Deerfoot Trail, making commutes downtown or to the airport quick and convenient. The area features a variety of parks, playgrounds, and walking paths with views of both the city and



mountains, perfect for outdoor activities. Nearby amenities include shopping at CrossIron Mills and local plazas, along with recreation at the Genesis Centre and other fitness facilities. The community is served by several schools and is well-connected by transit, making it an ideal choice for families, professionals, and first-time buyers alike.

Built in 2014

**Essential Information**

MLS® #	A2241925
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	630
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	3103, 240 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P4

**Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Private Entrance
Construction	Concrete, Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	July 21st, 2025
Days on Market	5
Zoning	M-2
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.