

# \$249,900 - 3312, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2242473

**\$249,900**

2 Bedroom, 1.00 Bathroom, 626 sqft

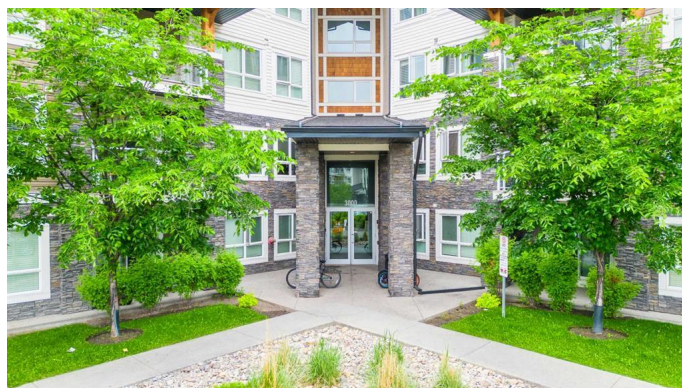
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this gorgeous 2-bedroom condo in the vibrant community of Skyview Ranch, NE Calgary!

This well-maintained and recently upgraded unit features stylish luxury vinyl plank (LVP) flooring throughout, offering both durability and modern appeal. The open-concept kitchen boasts stainless steel appliances, a breakfast bar, and full-height cabinetry, perfect for everyday living. Enjoy a spacious living area with large, picturesque windows that fill the space with natural light. Step out onto the private balcony that overlooks the communityâ€™s complete with a BBQ gas line, ideal for summer grilling. The generously sized primary bedroom includes a large window and ample closet space. A second bedroom, also a great size, comes with its own closet and easy access to the shared 4-piece bathroom. For added convenience, the unit includes in-suite laundry with a washer and dryer. Additionally, the condo includes a titled outdoor parking stall. The location is unbeatableâ€™close to schools, parks, playgrounds, shopping plazas, restaurants, and just minutes from Calgary International Airport. With easy access to Metis Trail, Stoney Trail, and Deerfoot Trail, commuting around the city is a breeze. Whether you're a first-time homebuyer or a savvy investor, this condo checks all the boxes. Book your private showing today!

Built in 2015



## Essential Information

MLS® #	A2242473
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	626
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	3312, 240 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0P4

## Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall, Titled, Outside

## Interior

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

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	51
Zoning	M-2
HOA Fees	84
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Complete Realty
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