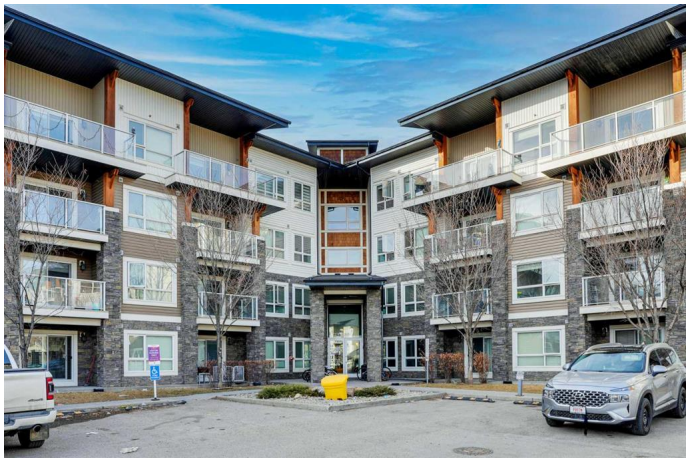
$314,900 - 3202, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2225688

$314,900
2 Bedroom, 2.00 Bathroom, 918 sqft
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta



Welcome to this bright and modern apartment in the NE community of Skyview Ranch. This home offers a perfect blend of modern design, comfort, and convenience. Spanning 917 square feet of living space, this residence features two generously sized bedrooms and two well-appointed bathrooms and an open-concept layout, making it an ideal choice for individuals, couples, or small families seeking a stylish and functional living space. The living area is bathed in natural light, thanks to corner unit with large windows that offer views of the surrounding community. The modern kitchen is a functional, equipped with stainless steel appliances, ample cabinetry, and a breakfast bar that serves as a focal point for both meal preparation and casual dining. The flooring luxury vinyl plank (LVP) is recently changed throughout the home and the walls are recently painted, ensure that the home feels fresh and contemporary. The two bedrooms are impressively spacious, offering ample room for furniture and personal touches. Each bedroom is designed to be a tranquil retreat, featuring large windows that allow natural light to fill the space. The bathrooms are thoughtfully designed, with modern fixtures and finishes that complement the home's overall aesthetic. The apartment is located on the second floor, providing a private and quiet retreat, with a north-facing balcony to enjoy the sunshine and scenic views. The balcony has natural gas line as well for the BBQ enthusiast. It offers an unbeatable parking

advantage with TWO TITLED STALLSâ€”one secured, heated underground and another conveniently located right outside the front door. A private storage cage is also included at the front of the underground stall for added convenience. Located steps from Prairie Sky School, parks, restaurants, grocery stores, and a bus stop, this condo is perfect for families or professionals seeking a low-maintenance lifestyle. With condo fees covering heat, water, insurance, snow removal, thrash, parking management, and reserve fund contributions, all you need to worry about is electricity. Donâ€™t miss this opportunity to live in one of Calgaryâ€™s most desirable neighbourhoods, schedule a viewing today!!

Built in 2015

Essential Information

MLS® #	A2225688
Price	$314,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	918
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3202, 240 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0P4

Amenities

Amenities	Elevator(s), Parking, Playground, Snow Removal, Visitor Parking, Community Gardens
Parking Spaces	2
Parking	Additional Parking, Assigned, Parkade, Stall, Underground

Interior

Interior Features	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

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

Additional Information

Date Listed	May 30th, 2025
Days on Market	12
Zoning	M-2
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca

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