

**3115, 240 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2280238



\$305,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	945 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters		

Inclusions: N/A

This well-appointed corner unit in the Skymills complex offers over 945 sq ft of thoughtfully designed living space with two bedrooms and two full bathrooms, plus the highly sought-after bonus of two titled parking stalls: One above ground and one in the heated underground parkade. The open-concept layout is bright and inviting, featuring large south and west-facing windows that fill the home with natural light throughout the day. The modern kitchen is finished with quartz countertops, generous cabinetry, and a seamless flow into the living and dining areas, ideal for both everyday living and entertaining. Cork flooring adds warmth, comfort, and durability to the main living space. Both bedrooms are generously sized, including a private primary suite complete with its own ensuite and double closets. Step outside to the west-facing patio, equipped with a gas line for your BBQ, providing a perfect extension of your living space. Located close to parks, playgrounds, schools, shopping, transit, and the airport, this home delivers exceptional convenience in a well-managed complex. Whether you are a first-time buyer, downsizer, or investor, this is a standout opportunity in Skyview Ranch. Book your private showing today and see the value for yourself.