

# \$285,000 - 4312, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2246370

**\$285,000**

2 Bedroom, 2.00 Bathroom, 806 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Are you looking for a well-kept 2 bedroom, 2 bathroom condo with underground parking? What about an original owner unit that has been freshly painted and shows 10/10? Welcome to Skymills in Skyview Ranch. This home offers over 800sqf of open concept living space, and a large covered balcony for enjoying summer evenings! The kitchen has warm tones, granite counters, stainless steel appliances and a peninsula island. Cork flooring flows throughout the main living area with large windows, past the in-suite laundry and toward the bedroom areas – conveniently tucked down the hall. The large primary bedroom easily fits a king-size bed and has room for a reading nook or additional dressers, in addition to two closets near the 4-piece ensuite. Another bedroom and 4-piece bathroom are found here. This property also comes with a titled underground heated parking spot. This is a great opportunity to get into home ownership. Contact your trusted agent to book a showing before She Gonâ€™™!

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246370  |
| Price      | \$285,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 806               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 4312, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N 0C4                         |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Parking              |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |
| # of Garages   | 1                    |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                           |
| Cooling           | None                                                                                                             |
| # of Stories      | 4                                                                                                                |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 1                |
| Zoning         | M-2              |

**Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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