

# \$324,999 - 1101, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2217660

**\$324,999**

2 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.00 Acres

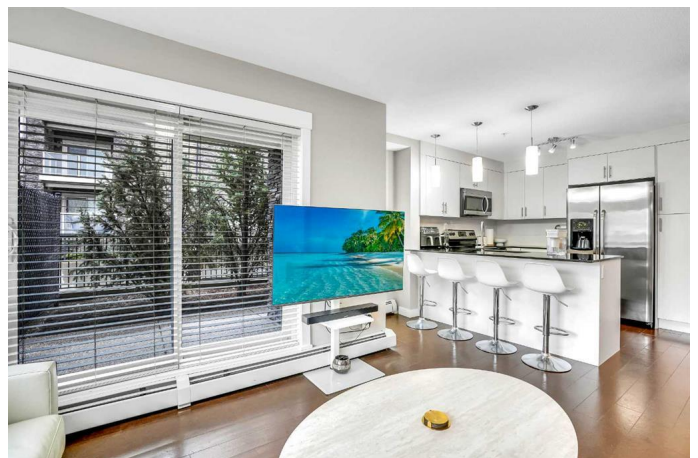
Skyview Ranch, Calgary, Alberta

Beautifully maintained and ideally located, this main floor corner unit offers exceptional privacy and convenience with direct exterior access and no adjacent neighbours. The bright freshly painted interiors features a spacious open concept layout, including a modern kitchen with white cabinetry, black granite countertop and stainless steel appliances. A dining area and eatery make entertaining easy, while a built-in credenza desk provides the work from home setup. Enjoy in-suite laundry and spacious primary suite with dual closets and a 4-piece ensuite. Step outside a covered patio with BBQ hookups, ideal for year-round use. The unit includes titled heated underground parking and a separate storage locker, with convenient access via stairs or elevator. Located in family friendly community steps from schools, parks, transit and shopping centres. Easy access to Crossiron Mills, the airport, and major routes like Macleod Trail and Stoney Trail. Move-in ready and full of value—don't miss it!

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2217660  |
| Price      | \$324,999 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 941               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 1101, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N0P4                          |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Other, Park, Parking, Playground, Snow Removal, Visitor Parking, Secured Parking, Storage, Trash |
| Parking Spaces | 1                                                                                                             |
| Parking        | Heated Garage, Off Street, Parkade, Stall, Titled, Underground                                                |
| # of Garages   | 1                                                                                                             |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), Bidet, Stone Counters, Elevator |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                |
| Heating           | Baseboard, Boiler, Natural Gas, Electric                                                                                                       |
| Cooling           | None                                                                                                                                           |
| # of Stories      | 4                                                                                                                                              |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | BBQ gas line, Playground, Courtyard       |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | M-2           |
| HOA Fees       | 75            |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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