



GRASSROOTS
REALTY GROUP

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

MLS # A2325040



\$265,000

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: NA

Rare double-parking advantage: one titled stall above ground, one in the heated underground parkade, a combination you won't find often at this price point, whether you're settling in, sharing costs with a roommate, or adding to a rental portfolio. This corner unit in the Skymills building delivers 945+ sq ft of well-planned space, featuring two bedrooms, two full baths, and south/west exposure that fills the unit with natural light all day long. Durable cork flooring extends through the open-concept living area, where the kitchen, with quartz counters and clean modern finishes, flows seamlessly into the dining and living zones, ideal for daily living and entertaining alike. Retreat to the primary suite for privacy, complete with a private ensuite and dual closets. Step out onto the west-facing patio, complete with a gas hookup. This isn't a token Juliet balcony; it's genuine outdoor living space. The second bedroom is generously sized, with no awkward layouts or wasted square footage. Location seals the deal: parks, schools, shopping, transit, and the airport are all within easy reach. Whether you're a first-time buyer, a downsizer looking to simplify, or an investor eyeing a dependable long-term hold, this Skyview Ranch unit checks every box.