

# \$264,999 - 4405, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2242771

**\$264,999**

2 Bedroom, 1.00 Bathroom, 634 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

**PRICED TO SELL!**

Welcome to this immaculately kept two-bedroom, one-bathroom apartment on the top floor with lots of natural light. Enter the stylish kitchen, which has plenty of cabinet space, quartz worktops, stainless steel equipment, and cabinetry that reaches the ceiling. The extended counter offers a practical location for extra sitting, making it ideal for informal dining or entertaining. Full unit recently renovated with new flooring and paint. A large balcony with a gas hookup for your BBQ allows you to unwind and enjoy warm summer evenings as the light-filled and airy living area flows smoothly out onto it. For added convenience, the unit comes with a designated storage unit and a titled subterranean parking space. The building is located in the lively and family-friendly Skyview neighborhood, close to Prairie Sky School (K-9), parks, playgrounds, eateries, and neighborhood shops. Book your showing today with your favorite Realtor!!

Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2242771  |
| Price     | \$264,999 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 634               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 4405, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N0P4                          |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking, Service Elevator(s) |
| Parking Spaces | 1                                                                  |
| Parking        | Titled, Underground                                                |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior Features | Balcony     |
| Roof              | See Remarks |
| Construction      | Mixed       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 35              |

|                |     |
|----------------|-----|
| Zoning         | M-2 |
| HOA Fees       | 84  |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            RE/MAX iRealty Innovations

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