

# \$272,000 - 2415, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2256092

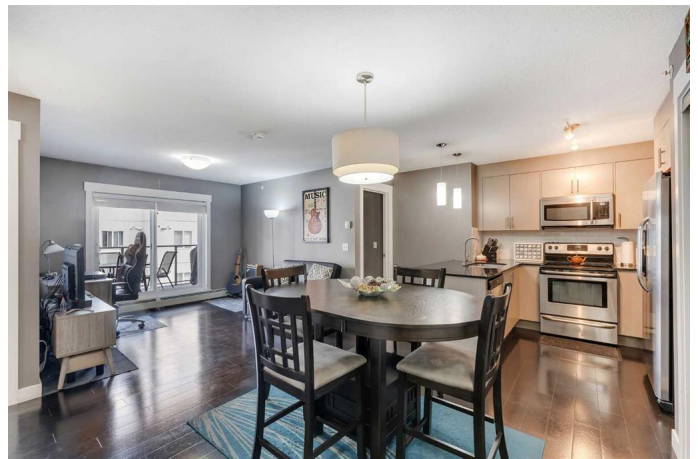
**\$272,000**

2 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this TOP FLOOR, well-maintained 2-BEDROOM, 2-BATHROOM condo in the vibrant community of Skyview Ranch, NE Calgary. This stylish unit offers a smart layout with all the comforts of modern living – perfect for first-time buyers, downsizers, or investors. Enjoy a bright and open living space that includes a spacious LIVING ROOM, designated DINING AREA, and a private OFFICE SPACE – ideal for working remotely or studying. The contemporary kitchen features sleek cabinetry, QUARTZ COUNTERTOPS, and a full set of modern STAINLESS STEEL APPLIANCES, making meal prep a breeze. Step out onto your PRIVATE BALCONY for fresh air and open views, and enjoy the added convenience of IN-SUITE LAUNDRY. The unit also includes TITLED HEATED UNDERGROUND PARKING, ensuring your vehicle stays safe and warm year-round. Located within walking distance to schools, plazas, and parks, this home is perfectly situated for easy everyday living. Just minutes from Stoney Trail and Deerfoot Trail, you're only 8 minutes to Calgary International Airport and 20 minutes to Downtown Calgary. Don't miss your chance to own this top floor, move-in-ready condo in one of NE Calgary's most desirable communities. Book your private tour today and discover the



comfort, style, and  
convenience of Skyview Ranch living!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256092          |
| Price          | \$272,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 850               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 2415, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N0P4                          |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 1           |
| Parking        | Underground |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Construction      | Stone, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 8                    |
| Zoning         | M-2                  |
| HOA Fees       | 99                   |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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