

\$289,000 - 1405, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2262735

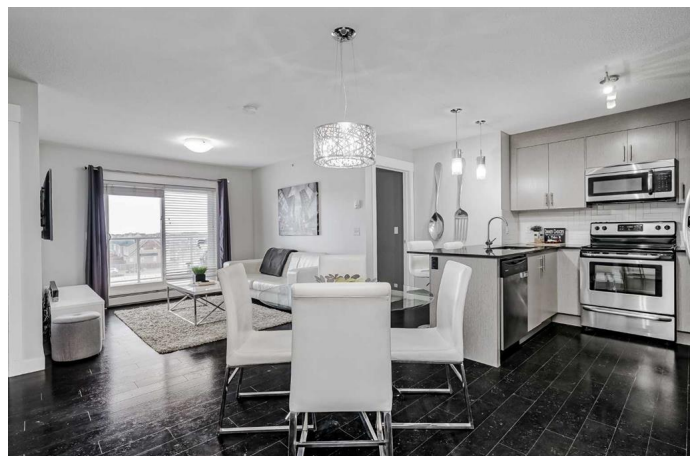
\$289,000

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

IMMEDIATE POSSESSION! VACANT and MOVE-IN READY! Welcome to this bright and beautifully designed TOP-FLOOR condo in the sought-after community of Skyview Ranch—where style, comfort, and convenience come together. As you enter, you're welcomed by a spacious and sunlit open-concept living area, perfectly suited for both relaxing and entertaining. The seamless flow into the contemporary kitchen is sure to impress, featuring sleek grey cabinetry, granite countertops, stainless steel appliances, and an abundance of counter and storage space. Whether you're preparing a quiet meal or hosting friends, this kitchen is both beautiful and practical. A dedicated office nook offers the ideal tucked-away workspace for remote professionals or students, making working from home effortless and efficient. Step through the sliding glass doors from the bright and airy living room onto a generous east-facing balcony—perfect for sipping your morning coffee or hosting summer barbecues. Take in the open, unobstructed views while enjoying the convenience of a built-in BBQ gas line, ideal for effortless outdoor entertaining. Designed for comfort and privacy, this well-planned layout places the primary bedroom on one side of the unit, complete with a walk-in closet and a spa-inspired 4-piece ensuite bathroom. On the opposite side, a second generously sized bedroom sits adjacent to its own 4-piece full bathroom, making it perfect for guests, children, or



roommates. Additional highlights include: a convenient in-suite laundry and storage room, stylish mix of cork, tile, and plush carpet flooring, secure underground parking stall with a private storage cage, key fob-secured front lobby with video surveillance for added peace of mind. Location is everything, and this home truly delivers. Just steps away from the brand-new Skyview Ranch Elementary/Middle School (Kâ€“9), this community is perfect for families. Enjoy the nearby playgrounds, parks, local shopping, and essential amenitiesâ€”all within walking distance. This condo offers an exceptional opportunity to own in one of Calgaryâ€™s most vibrant and growing neighborhoods.

Built in 2014

Essential Information

MLS® #	A2262735
Price	\$289,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1405, 240 Skyview Ranch Road Ne
Community	Skyview Ranch
Condo	Skymills
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3N 0P4

Amenities

Amenities Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Stall, Titled, Underground, Secured

Interior

Interior Features Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line

Roof Asphalt Shingle

Construction Brick, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 7th, 2025

Days on Market 10

Zoning M-2

HOA Fees 79

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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