

# \$259,900 - 2103, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2251845

**\$259,900**

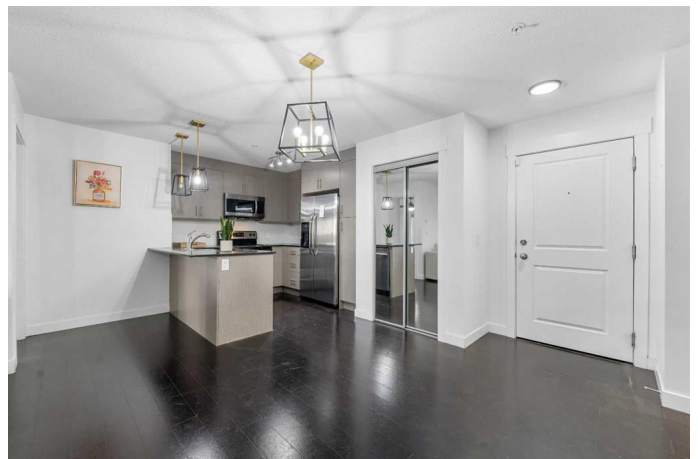
2 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

**\*\*Quick Possession - Move-in Ready \*\*** Main Level | Concrete Patio | Secure Entry Building | Titled Underground Parking | 2 Bedrooms | 2 Bathrooms | In Unit Laundry | Open Floor Plan | Granite Countertops | Stainless Steel Appliances | Bright with Natural Lighting | Built-in Work Station/Desk | Great Living Space | Incredible Location | Visitor Parking | Central Courtyard in Condominium Complex | Near All Amenities & Transit & Schools.

Welcome to your gorgeous main level condo with a private East facing patio. This 2 bedroom unit has high ceilings, great natural light and ample living space. The door opens to an open floor kitchen, dining and living rooms. The kitchen is outfitted with granite countertops, full height upper cabinets, stainless steel appliances and a breakfast bar for barstool seating. The open concept living provides you with plenty of space for a dining table to fit your needs. The living room is paired with sliding glass doors that lead directly to your concrete patio where you can enjoy outdoor living in the summer months. The 2 bedrooms are located on either side of the living room providing each with more privacy. The primary bedroom has a walk-through closet that leads to your private 4pc ensuite bath. The second bedroom has a good size closet and is near the main 4pc bath with a tub/shower combo. This unit has in suite laundry! Off the foyer is a built-in desk/work station making a work-from-home lifestyle easy here. Also, for all your seasonal needs,



this property has its own storage. Your titled underground parking stall gives you year round weather secure parking! Entry to this building is with a buzzer code for guests or key fob for yourself. Visitor parking is readily available for when you have friends and family over. The location can't be beat; the CBE Prairie Sky School its steps away and so are all shopping amenities. Hurry and book your showing today!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2251845          |
| Price          | \$259,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 848               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 2103, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N 0P4                         |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Picnic Area, Visitor Parking, Elevator(s), Secured Parking |
| Parking Spaces | 1                                                          |
| Parking        | Stall, Underground                                         |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                            |
| Construction      | Stone, Vinyl Siding, Wood Frame, Composite Siding |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 49                |
| Zoning         | M-2               |
| HOA Fees       | 79                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.