$304,999 - 2305, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2251828

$304,999
2 Bedroom, 2.00 Bathroom, 951 sqft
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

| 2 Bedrooms | 2 FULL Bathrooms | NEAT and Clean | CORNER UNIT | 950sqft +| Step into this beautifully refreshed condo in the vibrant Skyview community of NE Calgary. This spacious 3rd-floor CORNER unit (Unit #2305) is move-in ready, featuring brand-new flooring and fresh paint throughout. Designed with both style and functionality in mind, this home offers 2 generously sized bedrooms and 2 full 4-piece bathrooms, making it an ideal choice for families, roommates, or anyone who values space and comfort. Inside, youâ€™ll immediately notice the thoughtful open-concept layout. The kitchen is a true highlight, complete with modern stainless steel appliances, elegant countertops, and ample cabinetry for storage. Whether you enjoy cooking daily meals or entertaining guests, this kitchen is both practical and beautiful, flowing seamlessly into the bright dining and living areas. The living room is exceptionally spacious, anchored by a large south-facing window that floods the home with natural sunlight throughout the day. This open, airy feel is perfect for relaxation or entertaining. The bedrooms are impressively large, offering plenty of room for king or queen beds, furniture, and additional storage without ever feeling cramped. A cozy office nook is also included, making it easy to work from home in comfort. Adding to the practicality of this unit is the in-suite laundry, a generous storage room, and the convenience of ALL UTILITIES INCLUDED IN THE CONDO FEE (except

electricity). Step outside to your spacious private balcony, perfect for morning coffee or evening BBQs, complete with a gas line hookup and a peaceful view. The condo also comes with a titled underground heated parking stall (#221) and an adjoining storage cage (#221) for added security and convenience. The location offers everything you need: close to schools, playgrounds, shopping, restaurants, and major roadways like Metis Trail, with quick access to CrossIron Mills, Costco, and the Calgary International Airport.This home truly combines comfort, convenience, and style in one of Calgaryâ€™s most sought-after communities. Donâ€™t miss this opportunityâ€”call today to make this spacious and beautifully updated Skyview condo your new home!

Built in 2014

Essential Information

MLS® #	A2251828
Price	$304,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	951
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2305, 240 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3N0P4

Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	September 3rd, 2025
Days on Market	13
Zoning	M-2
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

Listing Office	Prep Ultra

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