

# \$249,000 - 2101, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2250345

**\$249,000**

2 Bedroom, 1.00 Bathroom, 636 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to Skymills! This well-maintained 2-bedroom, 1-bathroom condo is located in the vibrant community of Skyview Ranch. Proudly owned by the original owner, this ground floor unit offers exceptional convenience and accessibility—perfect for first-time buyers, downsizers, or investors!

Step inside to a bright, functional layout featuring open-concept living, in-suite laundry, and a modern kitchen equipped with stainless steel appliances and granite countertops. Step outside to your private patio—a great spot to relax or entertain. The unit also includes a titled parking stall for added value!

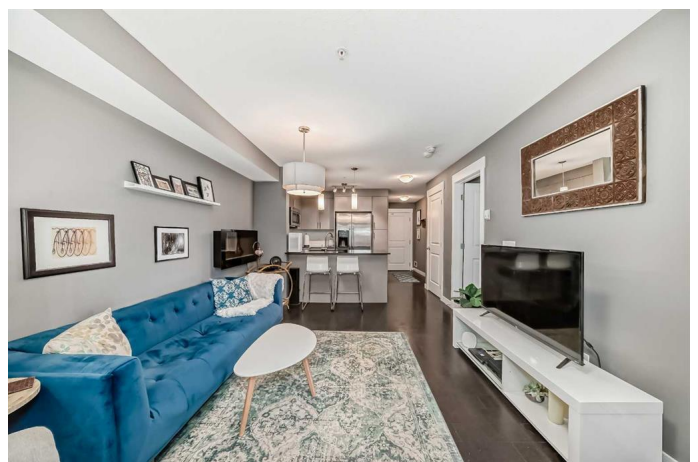
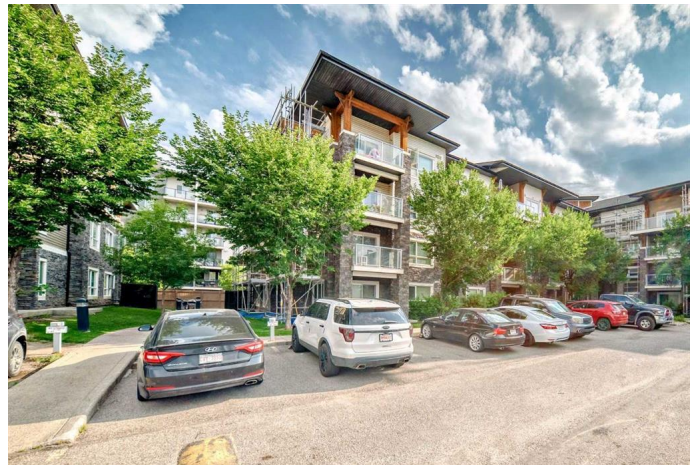
Residents of Skyview Ranch enjoy access to parks, walking paths, schools, shopping, restaurants, public transit, and quick access to major routes like Stoney Trail and Deerfoot Trail.

This is a fantastic opportunity to own a well-cared-for home in a family-friendly community.

Don't miss your chance to call this lovely condo home—schedule your private viewing today!

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2250345          |
| Price          | \$249,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 636               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 2101, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N 0P4                         |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Outside, Stall, Titled       |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| # of Stories      | 4                                                                           |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony                                   |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 38                |
| Zoning         | M-2               |
| HOA Fees       | 84                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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