

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

MLS® #A2262735

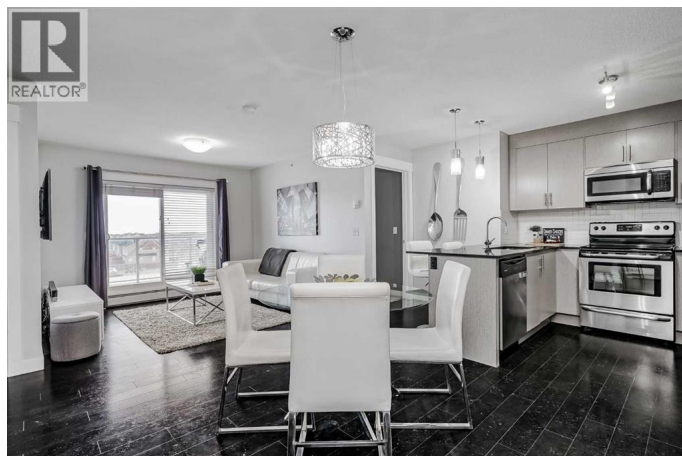
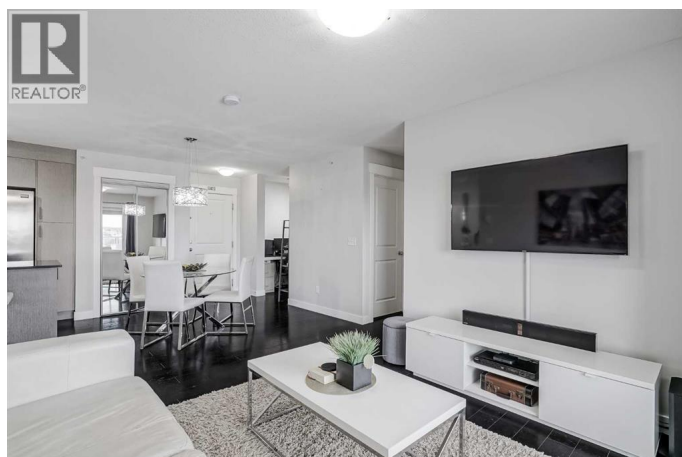
**\$289,000**

2 Bedroom, 2.00 Bathroom, 841 sqft

Single Family 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 walk ing distance.This condo offers an exceptional opportunity to own in one of Calgaryâ€™s most vibrant and growing neighborhoods. (id:6289)

Built in 2014

**Essential Information**

Listing #	A2262735
Price	\$289,000
Bedrooms	2
Bathrooms	2.00
Square Footage	841
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	1405, 240 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
Province	Alberta
Postal Code	T3N0P4

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking

Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings, Garage door opener
Heating	Baseboard heaters
Cooling	None
# of Stories	4

## Exterior

Exterior	Brick, Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office eXp Realty



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 10:46am PDT