

# \$305,000 - 2206, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2196525

**\$305,000**

2 Bedroom, 2.00 Bathroom, 905 sqft  
Residential on 0.00 Acres

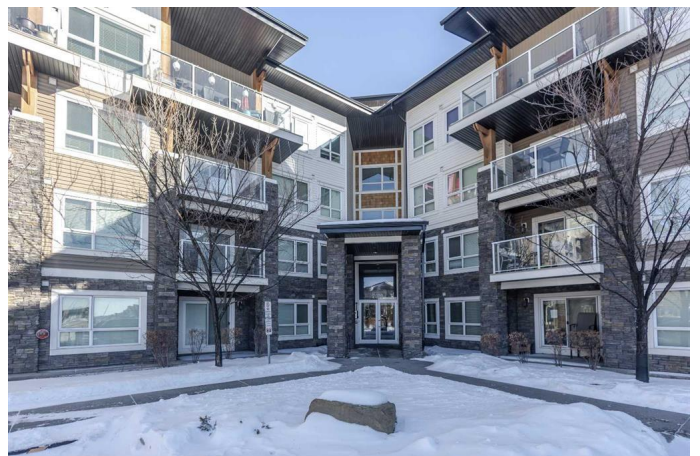
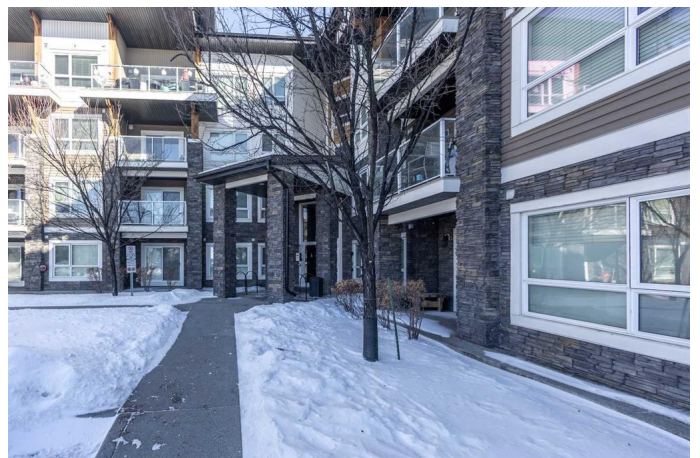
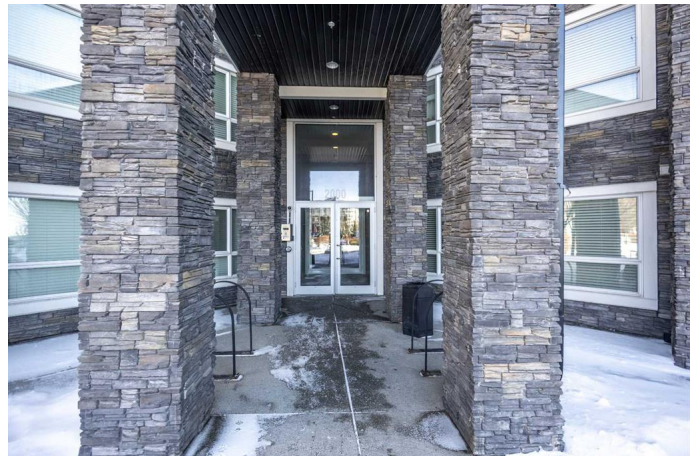
Skyview Ranch, Calgary, Alberta

Welcome to a well maintained 2-bedroom 2 bath, exquisite Condo apartment where affordability meets luxury in desirable Skyview community, this end unit perfectly marries modern luxury with everyday convenience, offering a truly exceptional living experience. As you step inside, you'll be greeted by the elegantly designed open concept floor interior, this main floor unit features a modern design where you will find a kitchen with granite countertops and stainless-steel appliances, boasts a spacious living room with large windows for plenty of natural light, in suite laundry and fence storage behind underground parking stall, a generous office nook, a large bedroom and a master bedroom with 4pc ensuite bathroom, this unit comes with a underground parking spot, and is conveniently located close to restaurants, shopping center, grocery stores plus many more amenities.

This professionally managed complex has visitor parking, while the community itself connects residents with lots of amenities such as, offices, Clinics, bus service, Police and schools, easy get away via Stoney and Deerfoot Trails, and commute to major throughways incl/Downtown, City Transit. A must see.

Built in 2015

## Essential Information



MLS® #	A2196525
Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	905
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

### **Community Information**

Address	2206, 240 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0P4

### **Amenities**

Amenities	Elevator(s)
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	42
Zoning	M-2
HOA Fees	79
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office          D Gees Realty Inc.

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