

# \$324,900 - 2117, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2249907

**\$324,900**

2 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

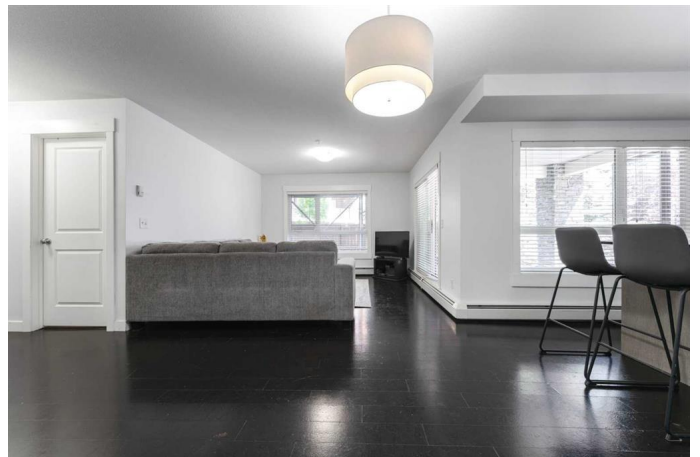
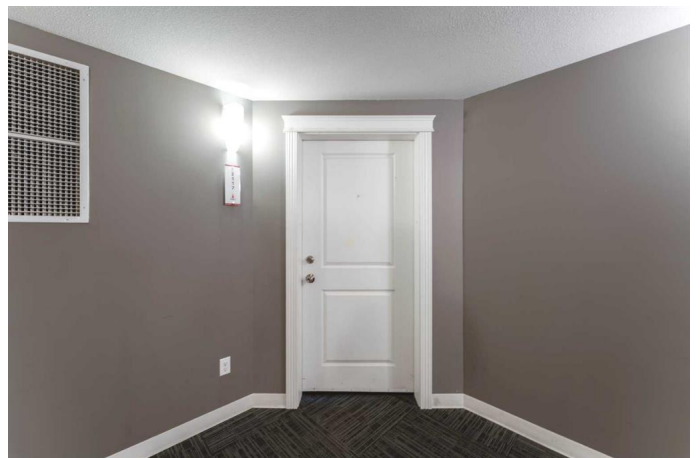
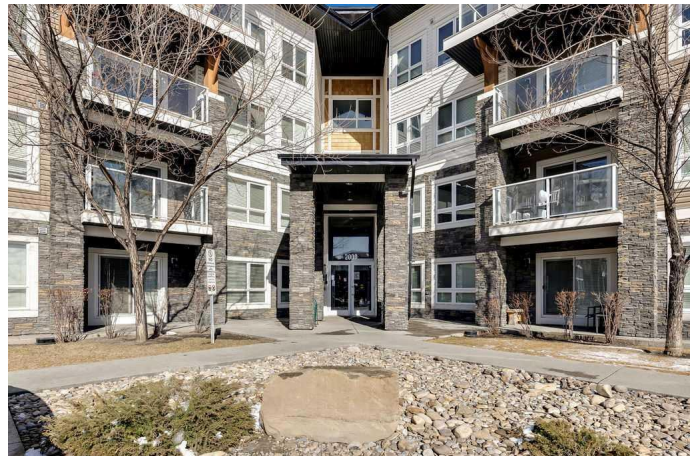
This modern ground-level, end unit offers the perfect blend of convenience and low-maintenance living, featuring 2 bedrooms, 2 full bathrooms, and a spacious walk-out covered patio. Ideally situated in a charming community, youâ€™ll be within walking distance to Prairie Sky School, transit, and countless amenitiesâ€”yet still able to come home to your quiet retreat.

The ground-floor location allows for easy access while extending your living space outdoors, perfect for summer barbecues or relaxing evenings. Inside, the open-concept design is flooded with natural light from the extra windows only an end unit can offer.

The contemporary kitchen is a chefâ€™s delight with quartz countertops, full-height cabinetry, stainless steel appliances, and a peninsula island with breakfast bar, all overlooking the dining and living areas for seamless entertaining. The sunlit living room with large patio doors creates a warm, inviting atmosphere.

Unwind in the spacious primary suite with a private 4-piece ensuite, while a second bedroom, another full bathroom, and in-suite laundry add comfort and practicality. Additional perks include heated underground parking and a storage locker.

Located in the desirable Skyview Ranch



community, youâ€™ll be surrounded by parks, schools, shopping, and endless pathwaysâ€”with quick access to Deerfoot and Stoney Trail.

This immaculate home is truly move-in readyâ€”just unpack and enjoy!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249907          |
| Price          | \$324,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 902               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 2117, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N0P4                          |

**Amenities**

|                |               |
|----------------|---------------|
| Amenities      | Park, Parking |
| Parking Spaces | 1             |
| Parking        | Underground   |

**Interior**

|                   |                 |
|-------------------|-----------------|
| Interior Features | No Smoking Home |
|-------------------|-----------------|

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Electric Oven, Range Hood, Refrigerator, Washer/Dryer |
| Heating      | Baseboard                                             |
| Cooling      | None                                                  |
| # of Stories | 4                                                     |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Courtyard    |
| Construction      | Vinyl Siding |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 56                |
| Zoning         | M-2               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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