

2117, 240 Skyview Ranch Road NE  
Calgary, Alberta

MLS # A2290483



## \$314,990

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	902 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 608

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** M-2

**Foundation:** -

**Utilities:** -

**Features:** No Smoking Home

**Inclusions:** N/A

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, you'll be within walking distance to Prairie Sky School, transit, and countless amenities—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 chef'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, you'll be surrounded by parks, schools, shopping, and endless pathways—with quick access to Deerfoot and Stoney Trail. This immaculate home is truly move-in ready—just unpack and enjoy!