



GRASSROOTS
REALTY GROUP

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2312, 240 SKYVIEW RANCH Road NE
Calgary, Alberta

MLS # A2298886



\$312,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	943 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Gated, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Electric	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions:	n/a
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****Welcome to the desirable community of Skyview Ranch!**** This bright and spacious 2-bedroom, 2-bathroom apartment offers over 900 sq. ft. of thoughtfully designed living space with an open-concept layout that's perfect for comfortable everyday living and entertaining. The modern kitchen features stainless steel appliances, ample cabinetry, and overlooks the inviting living and dining areas. Enjoy the warmth of cork flooring throughout the main living space and the fresh look of newly painted walls. Step outside onto the large private balcony, complete with a ****natural gas BBQ line**, making outdoor dining and entertaining a breeze. Ideally located close to shopping, schools, grocery stores, parks, and major roadways, this home offers the perfect blend of comfort, convenience, and value. Don't miss this fantastic opportunity to own a beautiful home in the vibrant community of Skyview Ranch!