



GRASSROOTS
REALTY GROUP

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2104, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2316168

\$274,900



Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, See Remarks		

Inclusions: N/A

Discover this beautifully maintained original owner 2 bedroom, 2 full bathroom ground floor condo in the sought-after community of Skyview Ranch. This unit comes with 2 titled parking stalls (1 underground with a storage cage and 1 Surface stall by the front door). You'll be just minutes away from parks, schools, shopping, public transit and major roadways including Stoney trail and Deerfoot. Commuting to Calgary international airport and the downtown core are a breeze from this location. With its bright east facing exposure, functional layout, and walk-up accessibility, this home is ideal for those looking to downsize, first time home buyers, busy professionals or those searching for a great investment opportunity. Step inside to this modern open concept layout featuring a spacious kitchen and dining area filled with natural morning light. The well-appointed kitchen with ample pantry space makes meal preparation and entertaining a breeze. Enjoy the privacy and convenience of your own private patio with natural gas bbq hookup. The spacious primary bedroom includes a private 4-piece ensuite and the second bedroom is ideal for a home office, roommates or guests. Each room is wired with fibre internet from Telus. This move-in-ready condo combines comfort, accessibility and an unbeatable location. Book your private showing today.