

**2415, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2241581**



# \$289,999

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this TOP FLOOR, well-maintained 2-BEDROOM, 2-BATHROOM condo in the vibrant community of Skyview Ranch, NE Calgary. This stylish unit offers a smart layout with all the comforts of modern living &ndash; perfect for first-time buyers, downsizers, or investors. Enjoy a bright and open living space that includes a spacious LIVING ROOM, designated DINING AREA, and a private OFFICE SPACE &ndash; ideal for working remotely or studying. The contemporary kitchen features sleek cabinetry, QUARTZ COUNTERTOPS, and a full set of modern STAINLESS STEEL APPLIANCES, making meal prep a breeze. Step out onto your PRIVATE BALCONY for fresh air and open views, and enjoy the added convenience of IN-SUITE LAUNDRY. The unit also includes TITLED HEATED UNDERGROUND PARKING, ensuring your vehicle stays safe and warm year-round. Located within walking distance to schools, plazas, and parks, this home is perfectly situated for easy everyday living. Just minutes from Stoney Trail and Deerfoot Trail, you're only 8 minutes to Calgary International Airport and 20 minutes to Downtown Calgary. Don't miss your chance to own this top floor, move-in-ready condo in one of NE Calgary's most desirable communities. Book your private tour today and discover the comfort, style, and convenience of Skyview Ranch living!