

**3312, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2242473**

# \$249,900



<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 386
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Granite Counters		

**Inclusions:** N/A

Welcome to this gorgeous 2-bedroom condo in the vibrant community of Skyview Ranch, NE Calgary! This well-maintained and recently upgraded unit features stylish luxury vinyl plank (LVP) flooring throughout, offering both durability and modern appeal. The open-concept kitchen boasts stainless steel appliances, a breakfast bar, and full-height cabinetry, perfect for everyday living. Enjoy a spacious living area with large, picturesque windows that fill the space with natural light. Step out onto the private balcony that overlooks the community—complete with a BBQ gas line, ideal for summer grilling. The generously sized primary bedroom includes a large window and ample closet space. A second bedroom, also a great size, comes with its own closet and easy access to the shared 4-piece bathroom. For added convenience, the unit includes in-suite laundry with a washer and dryer. Additionally, the condo includes a titled outdoor parking stall. The location is unbeatable—close to schools, parks, playgrounds, shopping plazas, restaurants, and just minutes from Calgary International Airport. With easy access to Metis Trail, Stoney Trail, and Deerfoot Trail, commuting around the city is a breeze. Whether you're a first-time homebuyer or a savvy investor, this condo checks all the boxes. Book your private showing today!