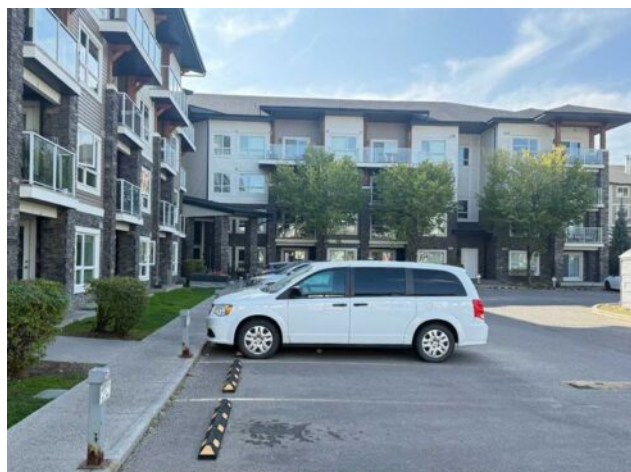


**4119, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2258463**



# \$299,999

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 565
<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>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this beautifully renovated, light-filled condo located in the desirable Skyview community of Northeast Calgary. This fully upgraded unit features modern finishes, with brand-new stainless-steel appliances and two additional cabinets in the spacious living room — perfect for extra storage and added functionality. Two spacious bedrooms, primary bedroom comes with two closets and a 4 pc ensuite. The highlight of this home is the expansive covered back porch, offering a fantastic space for BBQs and outdoor gatherings, ideal for those warm summer nights. Convenience is key with a high school located just across the street, making it perfect for families. Plus, this condo includes all window coverings and a private in-suite laundry pair for added comfort and privacy. Additional perks include heated underground parking and a heated underground storage area, providing both security and extra space for your belongings. Whether you're a first-time buyer or looking for a low-maintenance home in a vibrant community, this condo has everything you need! Watch the uploaded condo tour video. Book your showing today!