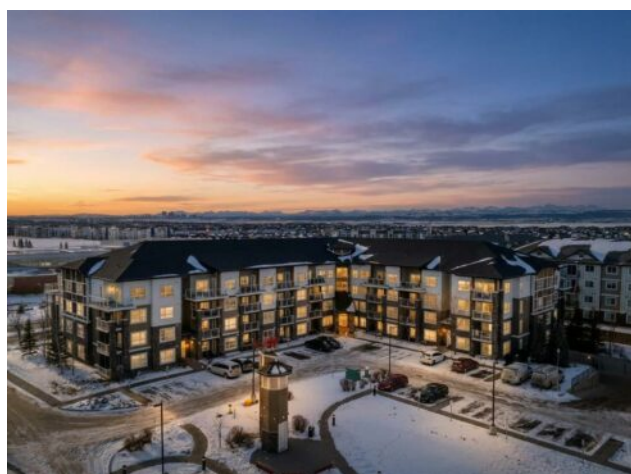


**4108, 240 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2276639



\$235,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	628 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 415
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Welcome to this bright ground-floor apartment in the heart of Skyview Ranch, ideally located across from Public and Catholic schools. This well-designed 2-bedroom, 1-bathroom unit features an open-concept floor plan with approximately 630 sq. ft. of total area space, perfect for first-time buyers, downsizers, or investors. The kitchen offers granite countertops, stainless steel appliances, and a functional island that comfortably seats three bar stools, flowing seamlessly into the dining and living areas. The spacious living room opens through glass-panel patio door to an exposed concrete patio with a gas line, ideal for BBQ season. Both bedrooms are well-sized, with the primary bedroom offering generous space and dual closets. Enjoy the convenience of in-suite laundry with extra storage, along with titled surface parking. Situated in a well-managed complex with easy access to public transit, shopping, playgrounds, and close proximity to CrossIron Mills and major roadways. Book your private showing today—this one won't last!