4407, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2279595
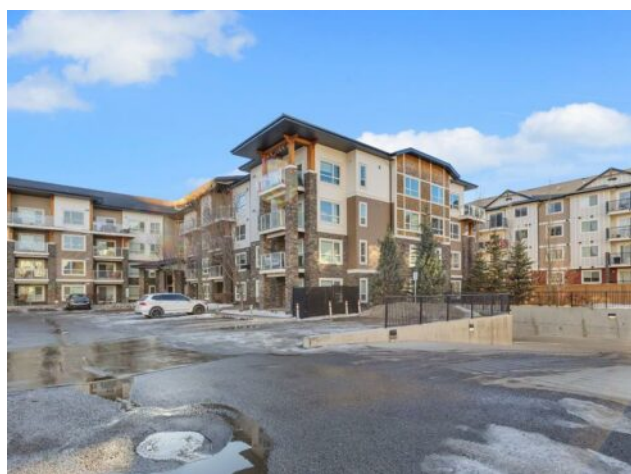
$279,900

Division:	Skyview Ranch
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	942 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	1	**Baths:**	2

Garage:	Parkade, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 623
Basement:	None	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A

Welcome to this stunning top-floor corner penthouse offering exceptional privacy, natural light, and one of the largest private balconies in the complex. Perfectly designed for both relaxing and entertaining, the expansive 17' x 7'9" balcony delivers open views and all-day sunshine. Inside, you'll find a bright and spacious open-concept layout enhanced by oversized windows that flood the home with natural light. The modern kitchen features sleek cabinetry, stone countertops, and stainless steel appliances, seamlessly connecting to the living and dining areas. This well-appointed home offers two large bedrooms and two full 4-piece bathrooms. The primary suite includes a walk-in closet and a private ensuite, while the second bedroom and full bath are ideal for guests, family, or a home office. Additional highlights include in-unit laundry, titled underground parking, and assigned storage for added convenience. Built in 2015, the building showcases contemporary finishes and thoughtful design throughout. Ideally located in the vibrant community of Skyview Ranch, you're just minutes from parks, schools, shopping, transit, and major roadways. This is a rare opportunity to own a penthouse-style unit that truly checks all the boxes. Don't miss out — welcome home!