



GRASSROOTS
REALTY GROUP

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2116, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2215896



\$255,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	633 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 399
Basement:	-	LLD:	-
Exterior:	Veneer	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: All Attached Light Fixtures, All Attached Window Coverings

Welcome to this beautifully maintained 2-bedroom, 1-bathroom condo located in the desirable community of Skyview Ranch. Situated on the ground floor of a modern building, this bright and spacious unit features an open-concept layout perfect for both relaxing and entertaining. Step into a stylish and functional galley-style kitchen equipped with sleek stainless steel appliances, light-toned cabinetry, and elegant light flooring that flows throughout the main living areas. The spacious living area and dining room flows seamlessly to a private ground-level balcony—ideal for enjoying your morning coffee or evening unwind. Both bedrooms are well-sized with ample closet space with the modern bathroom centrally located and easily accessible from both bedrooms. The condo also includes convenient in-suite laundry! With a clean, contemporary design and large windows throughout, this home is flooded with natural light. Close to parks, schools, shopping, and major roadways, this location offers both comfort and convenience. Ideal for first-time buyers, downsizers, or investors!