



**GRASSROOTS**  
REALTY GROUP

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**1101, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2217660**



**\$324,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Off Street, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Electric, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 606
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Beautifully maintained and ideally located, this main floor corner unit offers exceptional privacy and convenience with direct exterior access and no adjacent neighbours. The bright freshly painted interiors features a spacious open concept layout, including a modern kitchen with white cabinetry, black granite countertop and stainless steel appliances. A dining area and eatery make entertaining easy, while a built-in credenza desk provides the work from home setup. Enjoy in-suite laundry and spacious primary suite with dual closets and a 4-piece ensuite. Step outside a covered patio with BBQ hookups, ideal for year-round use. The unit includes titled heated underground parking and a separate storage locker, with convenient access via stairs or elevator. Located in family friendly community steps from schools, parks, transit and shopping centres. Easy access to Crossiron Mills, the airport, and major routes likes M&eacute;tis Trail and Stoney Trail. Move-in ready and full of value&mdash;don&rsquo;t miss it!