



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3403, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2219287**



**\$249,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	634 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Cork, Tile
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 386
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautifully maintained 2-bedroom, 1-bathroom unit located on the top floor, offering peace, privacy, and plenty of natural light. Step into the stylish kitchen featuring ceiling-height white cabinetry (no dusting required!), sleek black quartz countertops, stainless steel appliances, and ample cupboard space. The extended counter provides a convenient spot for additional seating&mdash;perfect for entertaining or casual dining. The main living area boasts sound-dampening cork flooring, combining comfort with style. The bright and open living room flows seamlessly onto a spacious balcony complete with a gas hookup for your BBQ&mdash;an ideal setting to relax and enjoy warm summer evenings. This unit includes a titled underground parking stall and an assigned storage unit for added convenience. Located in the vibrant and family-friendly community of Skyview, the building is just steps from Prairie Sky School (K-9), parks, playgrounds, restaurants, and local businesses. With easy access to Metis Trail and Stoney Trail, commuting is a breeze. Don&rsquo;t miss out on this top-floor treasure in a prime location!