



**GRASSROOTS**  
REALTY GROUP

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**3202, 240 Skyview Ranch Road NE**  
**Calgary, Alberta**

**MLS # A2225688**



**\$314,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	918 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 565
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this bright and modern apartment in the NE community of Skyview Ranch. This home offers a perfect blend of modern design, comfort, and convenience. Spanning 917 square feet of living space, this residence features two generously sized bedrooms and two well-appointed bathrooms and an open-concept layout, making it an ideal choice for individuals, couples, or small families seeking a stylish and functional living space. The living area is bathed in natural light, thanks to corner unit with large windows that offer views of the surrounding community. The modern kitchen is a functional, equipped with stainless steel appliances, ample cabinetry, and a breakfast bar that serves as a focal point for both meal preparation and casual dining. The flooring luxury vinyl plank (LVP) is recently changed throughout the home and the walls are recently painted, ensure that the home feels fresh and contemporary. The two bedrooms are impressively spacious, offering ample room for furniture and personal touches. Each bedroom is designed to be a tranquil retreat, featuring large windows that allow natural light to fill the space. The bathrooms are thoughtfully designed, with modern fixtures and finishes that complement the home's overall aesthetic. The apartment is located on the second floor, providing a private and quiet retreat, with a north-facing balcony to enjoy the sunshine and scenic views. The balcony has natural gas line as well for the BBQ enthusiast. It offers an unbeatable parking advantage with TWO TITLED STALLS—one secured, heated underground and another conveniently located right outside the front door. A private storage cage is also included at the front of the underground stall for added convenience. Located steps from Prairie Sky School, parks, restaurants, grocery stores, and a bus stop, this condo is perfect for families or

professionals seeking a low-maintenance lifestyle. With condo fees covering heat, water, insurance, snow removal, thrash, parking management, and reserve fund contributions, all you need to worry about is electricity. Don't miss this opportunity to live in one of Calgary's most desirable neighbourhoods, schedule a viewing today!!