



GRASSROOTS
REALTY GROUP

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3312, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2242473



\$249,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	626 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Outside, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Granite Counters		

Inclusions: N/A

Welcome to this gorgeous 2-bedroom condo in the vibrant community of Skyview Ranch, NE Calgary! This well-maintained and recently upgraded unit features stylish luxury vinyl plank (LVP) flooring throughout, offering both durability and modern appeal. The open-concept kitchen boasts stainless steel appliances, a breakfast bar, and full-height cabinetry, perfect for everyday living. Enjoy a spacious living area with large, picturesque windows that fill the space with natural light. Step out onto the private balcony that overlooks the community—complete with a BBQ gas line, ideal for summer grilling. The generously sized primary bedroom includes a large window and ample closet space. A second bedroom, also a great size, comes with its own closet and easy access to the shared 4-piece bathroom. For added convenience, the unit includes in-suite laundry with a washer and dryer. Additionally, the condo includes a titled outdoor parking stall. The location is unbeatable—close to schools, parks, playgrounds, shopping plazas, restaurants, and just minutes from Calgary International Airport. With easy access to Metis Trail, Stoney Trail, and Deerfoot Trail, commuting around the city is a breeze. Whether you're a first-time homebuyer or a savvy investor, this condo checks all the boxes. Book your private showing today!