



GRASSROOTS
REALTY GROUP

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

4405, 240 SKYVIEW RANCH Road NE
Calgary, Alberta

MLS # A2242771



\$274,999

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

Heating: Baseboard

Floors: Vinyl Plank

Roof: See Remarks

Basement: -

Exterior: Mixed

Foundation: -

Features: Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 386

LLD: -

Zoning: M-2

Utilities: -

Inclusions: N/A

Welcome to this immaculately kept two-bedroom, one-bathroom apartment on the top floor with lots of natural light. Enter the stylish kitchen, which has plenty of cabinet space, quartz worktops, stainless steel equipment, and cabinetry that reaches the ceiling. The extended counter offers a practical location for extra sitting, making it ideal for informal dining or entertaining. Full unit recently renovated with new flooring and paint. A large balcony with a gas hookup for your BBQ allows you to unwind and enjoy warm summer evenings as the light-filled and airy living area flows smoothly out onto it. For added convenience, the unit comes with a designated storage unit and a titled subterranean parking space. The building is located in the lively and family-friendly Skyview neighborhood, close to Prairie Sky School (K–9), parks, playgrounds, eateries, and neighborhood shops. Book your showing today with your favorite Realtor!!