



GRASSROOTS
REALTY GROUP

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2103, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2251845



\$279,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

****Quick Possession - Move-in Ready **** Main Level | Concrete Patio | Secure Entry Building | Titled Underground Parking | 2 Bedrooms | 2 Bathrooms | In Unit Laundry| Open Floor Plan | Granite Countertops | Stainless Steel Appliances | Bright with Natural Lighting | Built-in Work Station/Desk | Great Living Space | Incredible Location | Visitor Parking | Central Courtyard in Condominium Complex | Near All Amenities & Transit & Schools. Welcome to your gorgeous main level condo with a private East facing patio. This 2 bedroom unit has high ceilings, great natural light and ample living space. The door opens to an open floor kitchen, dining and living rooms. The kitchen is outfitted with granite countertops, full height upper cabinets, stainless steel appliances and a breakfast bar for barstool seating. The open concept living provides you with plenty of space for a dining table to fit your needs. The living room is paired with sliding glass doors that lead directly to your concrete patio where you can enjoy outdoor living in the summer months. The 2 bedrooms are located on either side of the living room providing each with more privacy. The primary bedroom has a walk-through closet that leads to your private 4pc ensuite bath. The second bedroom has a good size closet and is near the main 4pc bath with a tub/shower combo. This unit has in suite laundry! Off the foyer is a built-in desk/work station making a work-from-home lifestyle easy here. Also, for all your seasonal needs, this property has its own storage. Your titled underground parking stall gives you year round weather secure parking! Entry to this building is with a buzzer code for guests or key fob for yourself. Visitor parking is readily available for when you have friends and family over. The location can't be beat; the CBE Prairie Sky School its steps away and so are all shopping amenities. Hurry and book your showing today!

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