



**GRASSROOTS**  
REALTY GROUP

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**3102, 240 SKYVIEW RANCH Road NE**  
**Calgary, Alberta**

**MLS # A2259915**



**\$314,990**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Natural Woodwork, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 517
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** NONE

This spacious 902 sq. ft. apartment in the vibrant community of Skyview offers a comfortable and convenient lifestyle. Featuring 2 generously sized bedrooms and 2 full bathrooms, the layout is both functional and inviting, with plenty of room to relax and enjoy. The home is designed with comfort in mind, offering an open yet cozy living space. Located in a lively neighborhood, you'll enjoy quick access to a variety of amenities including public transit, grocery stores, and a nearby gas station, all just minutes away. Skyview is a growing, energetic community that provides the perfect balance of everyday convenience and a welcoming atmosphere—making this apartment a fantastic opportunity you won't want to miss.