



**4108, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2276639**



**\$225,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	628 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Outside, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 415
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** None

Welcome to this bright ground-floor apartment in the heart of Skyview Ranch, ideally located across from Public and Catholic schools. This well-designed 2-bedroom, 1-bathroom unit features an open-concept floor plan with approximately 630 sq. ft. of total area space, perfect for first-time buyers, downsizers, or investors. The kitchen offers granite countertops, stainless steel appliances, and a functional island that comfortably seats three bar stools, flowing seamlessly into the dining and living areas. The spacious living room opens through glass-panel patio door to an exposed concrete patio with a gas line, ideal for BBQ season. Both bedrooms are well-sized, with the primary bedroom offering generous space and dual closets. Enjoy the convenience of in-suite laundry with extra storage, along with titled surface parking. Situated in a well-managed complex with easy access to public transit, shopping, playgrounds, and close proximity to CrossIron Mills and major roadways. Book your private showing today—this one won't last!