



GRASSROOTS
REALTY GROUP

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**1404, 240 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2284376



\$274,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 594
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Skymills in NE Calgary! This quiet top-floor, open-concept condo offers 2 large bedrooms and 2 full bathrooms, designed for both comfort and functionality. The primary bedroom features his and her closets with full-length mirrored sliding doors and a private 4-piece ensuite, while the second bedroom is generously sized. The bright and spacious living room is filled with natural light and opens onto a low-maintenance balcony with a gas hookup—perfect for summer BBQs. The modern kitchen is finished with full-height cabinetry, stainless steel appliances, granite countertops, and cork flooring. Enjoy the convenience of in-suite front-load laundry, one heated titled underground parking stall, and a caged storage locker. HEAT & WATER are included in the condo fees, adding excellent value. Ideally located within walking distance to schools and major amenities, with easy access to Stoney Trail and Deerfoot Trail, a short drive to CrossIron Mills Mall, and close proximity to the airport. Book your showing today!