



**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!