



**GRASSROOTS**  
REALTY GROUP

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**1106, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2287067**

**\$250,000**



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**Division:** Skyview Ranch  
**Type:** Residential/Low Rise (2-4 stories)  
**Style:** Apartment-Single Level Unit  
**Size:** 836 sq.ft.      **Age:** 2014 (12 yrs old)  
**Beds:** 2      **Baths:** 2  
**Garage:** Stall  
**Lot Size:** -  
**Lot Feat:** -

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<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 608
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	none		

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2 BEDROOMS, 2 FULL BATHS plus Office Nook/Built-in Desk and TWO (2) TITLED PARKING STALLS which is a rare find in this complex and gives you the convenience of not having to worry about parking space like other units in the building! Welcome to this stylish and well kept condo conveniently located on the main level! This property features a spacious floor plan which is great for hosting which includes granite countertops, stainless steel appliances and modern fixtures throughout. Master bedroom has walk through closets and own 4 piece ensuite. 2nd bedroom with good size closet and big windows and another full bath just right across from the secondary bedroom. In-suit laundry room with stacked washer and dryer as well as a spacious storage area complete the unit. It also has a large patio just off the living area perfect for BBQ. This property has everything you need to get started. Great location walking distance to schools, public transit, play ground, commercial areas, easy access to major traffic routes and close to airport. Perfect for investors, first time home buyers or young professionals!