



**2406, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2295739**



**\$339,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 937 sq.ft.                         | <b>Age:</b>   | 2015 (11 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  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 716 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame, Wood Siding | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home                        |                   |        |

**Inclusions:** N/A

Beautiful south facing corner unit on the top floor of Skymills in Skyview! The natural light in the living room, master bedroom, kitchen and on the balcony is breathtaking. You have enough space with 973 sqft to entertain, with guest parking available. The two bedrooms are separated by the main living area providing a sense of privacy. The master bedroom has a dual closet walk-through to a beautiful 4-piece en-suite bathroom. With in-suite laundry and underground parking stall you really can't miss this opportunity. This 2 bed, 2 bath condo is going to go quick! Located near shopping, schools, parks and a multitude of green spaces and pathways. Check out the 3D virtual tour to see all the condo's features. Book your showing today!