



**2410, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2302581**



**\$257,500**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	806 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Walk-In Closet(s)		

**Inclusions:** TV Wall Mount in Primary Bedroom

Welcome to this stunning top-floor, south-facing unit in Skymills at Skyview! Offering 806 sq ft of thoughtfully designed living space, this bright and airy 2-bedroom, 2-bathroom condo is filled with natural light throughout the living room, kitchen, primary bedroom, and private balcony. The open-concept layout is perfect for both everyday living and entertaining, while the smart bedroom separation provides added privacy. The spacious primary suite features a walk-through dual closet leading to a beautiful 4-piece ensuite. A second bedroom and full bathroom make this home ideal for guests, roommates, or a home office setup. Enjoy the convenience of in-suite laundry, updated floors, underground parking, and ample guest parking. Located close to shopping, schools, parks, and an abundance of pathways and green space, this home offers both comfort and lifestyle.