



**4108, 240 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2302942



\$219,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	628 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Welcome to this bright and well-laid-out ground-floor apartment in the heart of Skyview Ranch—perfectly positioned directly across from both Public and Catholic schools, making it an ideal choice for families and future resale value. This 2-bedroom, 1-bathroom unit offers approximately 630 sq. ft. of intelligently designed living space, making every square foot count—whether you’re a first-time buyer, downsizer, or investor looking for a low-maintenance property with strong rental appeal. The kitchen is built for both function and style, featuring granite countertops, stainless steel appliances, and a central island that comfortably seats three—perfect for casual dining or entertaining. It flows seamlessly into the open dining and living area, creating a clean, connected space that feels larger than it is. The living room opens directly onto your private exposed concrete patio through a glass-panel door, complete with a gas line—set up for effortless BBQs and outdoor enjoyment without the hassle of stairs or elevators. Both bedrooms are generously sized, with the primary bedroom offering dual closets for added storage and convenience. You’ll also appreciate the in-suite laundry with extra storage space, plus titled surface parking for easy access year-round. Located in a well-managed complex, you’re just minutes from public transit, shopping, playgrounds, and major roadways, with quick access to CrossIron Mills and Calgary’s key routes—making daily life simple and efficient. This is the kind of property that checks all the boxes: location, functionality, and long-term value. Book your private showing today—opportunities like this don’t stay on the market for long.