



GRASSROOTS
REALTY GROUP

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1308, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2141739



\$339,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	939 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: All Furnishings and Household Goods currently in the condo. All Goods Included "As-Is".

Contemporary 2 Bed 2 Bath FULLY FURNISHED condo in Skyview Ranch. Nothing to do - Just Bring your suitcase! Perfect for first time buyers or savvy investors. This Bright & Spacious CORNER UNIT has Sunny South AND West Exposure. This 939 SqFt condo boasts an open floor plan, with loads of space! The Kitchen features Stainless Steel Appliances, plenty of Cabinetry, Quartz Countertops and a Breakfast Bar. The Living Area is Open and Spacious, with a dining area and a large south facing balcony just off the Living Room. Excellent layout provides privacy with the 2 bedrooms separated on opposite sides of the condo. King sized Primary Bedroom with walk-through closet & 4 pc ENSUITE Bath. 2nd bedroom is generous in size with a large closet and big window, and the Second Bathroom is just across the hall. Laundry is conveniently located within the unit. There is a good sized foyer & front closet, as well as an Office Nook with Built-in Work Station. One TITLED Parking Stall and a storage cage in the Heated Underground Parkade, and plenty of Visitor parking. This area has so much to offer! Walk to parks/playground, stores, numerous shops, restaurants, and Schools. Easy access to transit, major transportation routes (Deerfoot Tr, Stoney Tr & Metis Trail), Cross Iron Mills Mall and the Airport. Walls freshly painted In June 2024. Gas Line for BBQ. Warm Cork Flooring, attractive Ceramic Tile in bathrooms and Carpet in the bedrooms. Pet Friendly Building (with board approval). All Furnishings and Household Goods currently in the unit are INCLUDED. Don't miss out! Schedule a Showing today!!