



GRASSROOTS
REALTY GROUP

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4114, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2151038



\$339,990

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	945 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Window Coverings - all

Welcome to your NEW HOME!! Bright, spacious and open concept layout. This CORNER, End Unit, 2-bedroom, 2-bathroom with brand new carpets, NEW paint, NEW blinds and updated flooring with Luxury Vinyl Planks should not be missed in the sought-after community of Skyview Ranch. Upon entry, the foyer takes you through a corner nook/ study area to your main living space. The apartment is well designed with bedrooms on opposite ends, with your kitchen and living space in the center. The living room also connects to your own patio, and wrap around patio on main level which gives you private space for your BBQ or just to sit and enjoy your coffee/ tea. The kitchen is a culinary delight, featuring contemporary cabinetry with ample storage space, a raised granite breakfast bar, and high-quality stainless-steel appliances for effortless cooking and entertaining. Discover two generously sized bedrooms, including a master suite with a 4-piece ensuite and large windows that bathe the room in natural light. Enjoy the convenience of in-suite laundry facilities. The condo includes a titled underground heated parking stall, and an assigned storage unit for your vehicles and extra belongings. One of the biggest benefits is the 2-minute walking distance to both a Public School (K-9) and a Catholic School (K-9). Additionally, there is convenient access to a shopping plaza, grocery stores, a commercial plaza, Costco, several restaurants, and Calgary International Airport. Public transportation is easily accessible with a bus stop right outside the building, and the future extension of the Train Station at 128 AVE is within walking distance. Easy access to Highway Stoney Trail & Deerfoot ensures seamless city connectivity. Call now to book your showing. You'll be glad you checked this gem out!!

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