



GRASSROOTS
REALTY GROUP

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2117, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2172636



\$324,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	918 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Cork, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: n/a

Discover the charm of this well-maintained complex located in the peaceful Skyview Ranch community. This inviting corner unit offers over 900 sq ft of comfortable living space, featuring 2 spacious bedrooms, 2 full bathrooms, and the convenience of titled underground parking. The open-concept layout showcases a modern kitchen equipped with sleek cabinetry, quartz countertops, stainless steel appliances, and a breakfast bar. The kitchen seamlessly flows into a large dining area and an airy living room, where sliding doors lead to a generous outdoor patio—perfect for summer barbecues and relaxation. Both bedrooms are generously sized, with the primary bedroom offering a 4-piece ensuite. An additional 4-piece bathroom and an in-suite laundry room add to the convenience of this home. Located just minutes from playgrounds, dining, shopping, and public transit, this unit offers quick access to Stoney and Deerfoot Trail. Whether you're a first-time homebuyer or seeking an excellent investment property, this home has it all. Book your private viewing today!