



**3208, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2175593**



**\$309,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	841 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 510
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Window Blinds

Explore comfort and practicality in this inviting 2-bedroom, 2-bathroom retreat nestled in the sought-after Skyview Ranch community. The main entrance opens into a spacious living area, flooded with natural light from expansive South-facing sliding door, creating a warm and welcoming atmosphere. The living room seamlessly connects to a Bright South-facing balcony, providing a peaceful view of the quiet community common area, ideal for moments of relaxation. On the left, discover a functional open-concept kitchen equipped with stainless steel appliances, ample cabinetry, and a convenient breakfast bar. The master bedroom offers a walk-through closet and an ensuite 4-piece bath, while the second bedroom provides ample space with a well-sized closet. Additional features include a secondary 4-piece bathroom, in-suite laundry, in-unit storage, and flexible space suitable for a workstation or a cozy coffee area. Practical amenities include 1 titled underground heated garage parking space, and an additional underground storage unit. Enjoy convenient access to a shopping plaza, schools, and major routes like Stoney Trail, Metis Trail, and Deerfoot Trail, ensuring unparalleled connectivity to the city. Public transportation is easily accessible with a bus stop right outside the community. Act now and connect with your preferred realtor to secure a showing for this well-appointed residence, offering a balanced and comfortable living experience.