



GRASSROOTS
REALTY GROUP

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1302, 240 skyview ranch Road NE
Calgary, Alberta

MLS # A2177701



\$309,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 937 sq.ft. | Age: | 2014 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Cork | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 628 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: none

This is amazing 2 Bed 2 Bath condo in Skyview Ranch on a third level with beautiful view as the unit sits on the corner! This condo is Perfect for first time buyers or investors. This Bright & Spacious CORNER UNIT has all kind of light through out the day. This 937 SqFt condo boasts an open floor plan, with lots of space for a family! 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 north and west facing balcony just off the Living Room. Excellent layout provides privacy with the 2 bedrooms separated on opposite sides of the condo. very good size Primary Bedroom with walk-through closet & 4 pc Bath. 2nd bedroom is generous in size with a large closet . One Titled Parking Stall and a storage and storage space in the garage is a plus. So this is a perfect unit for first time home buyer or investor