



**2108, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2185620**



**\$309,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Open Floorplan		

**Inclusions:** N/A

Discover the charm of this beautiful two-bedroom, two-bathroom ground floor condo unit in the highly sought-after community of Skyview Ranch. As you step inside, you'll find a spacious kitchen, dining area, and a versatile flex/office space. The living room is filled with natural light, thanks to the large patio door that opens to a delightful outdoor patio. This condo features an in-suite laundry, a heated underground titled parking spot, and additional storage. The kitchen has granite countertops, stainless steel appliances, and ample cabinet space. The open-concept living and dining area is perfect for gatherings and entertaining. The primary bedroom offers a walk-through his and hers closet leading to a luxurious 4-piece en-suite bathroom. A second large bedroom and an additional 4-piece bathroom provide plenty of space for family or guests. The flex/office space is ideal for those who work from home. Conveniently located with easy access to Stoney Trail, Metis Trail, just minutes from Deerfoot Trail and Calgary Airport. This property is also an excellent investment opportunity with great rental potential.