



**2411, 240 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2186880**



**\$304,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this bright and open concept kitchen apartment with 2 spacious bedrooms and 2 bathroom. This unit has a modern and bright colour, is clean and well maintained, and it faces a wide open space. This condo has in-suite laundry, titled underground parking and a storage cage in the heated parkade. A large balcony with a BBQ gas line, stainless steel appliances. LOCATION &ndash; 5 minutes to Deerfoot Trail, M&eacute;tis Trail around the corner and two different access points to Stoney Trail. 10-minute drive to Cross Iron Mills and Costco and 15 minutes to the airport.