1205, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2194733
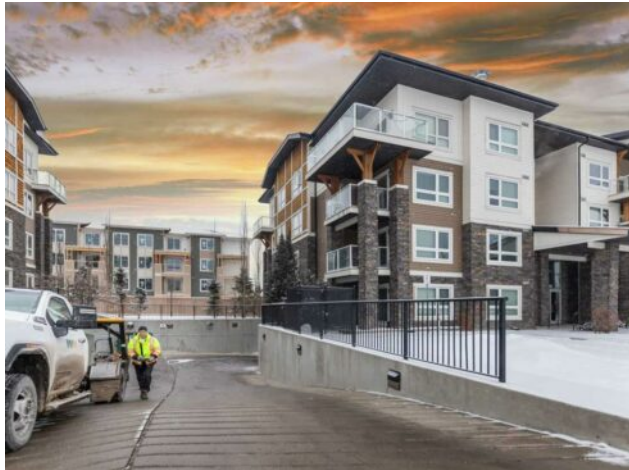
$299,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	878 sq.ft.	**Age:**	2014 (11 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Cork	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 523
Basement:	-	**LLD:**	-
Exterior:	Brick, Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	NA

Rare Find in Skyview Ranch – 2 Titled Parking Stalls! This 2-bedroom, 2-bathroom condo offers an unbeatable parking advantage with TWO TITLED STALLS—one secured underground and another conveniently located right outside the front door. Perfect for buyers with two vehicles who want to avoid street parking, or a great opportunity to rent out the extra stall for additional income—an option not available to many units in the building! A private storage cage is also included at the front of the underground stall for added convenience. Flooded with natural light, this unit does not face the parking lot, offering privacy and unobstructed views. A dedicated office nook provides a tucked-away workspace, ideal for professionals working from home. The open-concept kitchen features granite countertops, stainless steel appliances, and plenty of cabinetry, while the in-suite laundry adds everyday ease. Located in a prime area, this home is steps away from the brand-new Skyview Ranch Elementary/Middle School, welcoming students from Kindergarten to Grade 9. Playgrounds, parks, shopping, and essential amenities are all within walking distance, making this a fantastic choice for families, investors, or first-time buyers.