



GRASSROOTS
REALTY GROUP

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4307, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2202357



\$304,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	943 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 592
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: Hood Fan, BBQ

Discover this beautifully upgraded 942 sq. ft. corner unit in the heart of Skyview—a perfect blend of modern design and everyday convenience. This open-concept condo features two spacious bedrooms, two full bathrooms, and two titled parking stalls, offering both style and functionality. The sleek chef-inspired kitchen is equipped with ample cabinetry, a generous island with seating, and overlooks the bright and airy living space—ideal for both relaxing and entertaining. The primary suite boasts a walk-in closet and a private ensuite, while the second bedroom is generously sized with a large closet. Additional highlights include in-suite laundry, a spacious balcony, and a separate storage locker for added convenience. Located just steps from schools, shopping, and transit, this exceptional home is move-in ready.