

1412, 240 Skyview Ranch Road NE  
Calgary, Alberta

MLS # A2163436



**\$319,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

**Inclusions:** NA

Stunning condo located in the highly sought-after Skyview Ranch community! This upper-floor unit boasts a spacious, open-concept kitchen with sleek black granite countertops, modern stainless steel appliances, and a large central island—perfect for both cooking and entertaining. The spacious living room opens to a private patio, equipped with a gas line—ideal for BBQs. The master bedroom offers generous space and features a 4-piece en-suite bath. Additionally, the unit includes a second bedroom, a 4-piece bath, and a convenient laundry room. You'll also enjoy the benefit of titled underground parking and extra storage. Located across from Catholic and Public schools, with easy access to shops, buses, and playgrounds, this unit offers both comfort and convenience