

**4111, 240 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2175425



\$314,888

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	820 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Titled, Underground		
Lot Size:	0.15 Acre		
Lot Feat:	See Remarks		

Heating: Baseboard

Floors: Carpet, Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Vinyl Siding

Foundation: -

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 503

LLD: -

Zoning: M-2

Utilities: -

Inclusions: NA

Location Location Location- Stunning condo in the heart of Skyview Ranch. Across from Public and Catholic schools. This bright and airy ground floor unit features a open concept floor plan with Kitchen area with granite countertops, stainless steel with island that can accommodate 3 bar stools easily. Spacious living room is decorated with expansive wallpaper and has a 2 panel patio door leading to exposed concrete patio equipped with gas line perfect for bbq season. The primary bedroom is generously sized for your comfort, complemented by a 4-piece en-suite bath and a decent-sized second bedroom with another full bath. Enjoy the convenience of in-suite washer and dryer with additional storage. The unit comes with titled underground parking and storage. Located in a well-managed condo complex with easy access to public transportation, shops, school, playground and proximity to the cross iron mills. Don't miss out! Book your private viewing today with your favorite realtor.