



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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3403, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2219287



\$249,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	634 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Enclosed, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Cork, Tile

Roof: -

Basement: -

Exterior: Mixed

Foundation: -

Features: Breakfast Bar, No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: \$ 386

LLD: -

Zoning: M-2

Utilities: -

Inclusions: N/A

Welcome to this beautifully maintained 2-bedroom, 1-bathroom unit located on the top floor, offering peace, privacy, and plenty of natural light. Step into the stylish kitchen featuring ceiling-height white cabinetry (no dusting required!), sleek black quartz countertops, stainless steel appliances, and ample cupboard space. The extended counter provides a convenient spot for additional seating—perfect for entertaining or casual dining. The main living area boasts sound-dampening cork flooring, combining comfort with style. The bright and open living room flows seamlessly onto a spacious balcony complete with a gas hookup for your BBQ—an ideal setting to relax and enjoy warm summer evenings. This unit includes a titled underground parking stall and an assigned storage unit for added convenience. Located in the vibrant and family-friendly community of Skyview, the building is just steps from Prairie Sky School (K-9), parks, playgrounds, restaurants, and local businesses. With easy access to Metis Trail and Stoney Trail, commuting is a breeze. Don't miss out on this top-floor treasure in a prime location!