

**2305, 240 Skyview Ranch Road NE
Calgary, Alberta****MLS # A2251828****\$304,999**

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	951 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	none		

| 2 Bedrooms | 2 FULL Bathrooms | NEAT and Clean | CORNER UNIT | 950sqft +| Step into this beautifully refreshed condo in the vibrant Skyview community of NE Calgary. This spacious 3rd-floor CORNER unit (Unit #2305) is move-in ready, featuring brand-new flooring and fresh paint throughout. Designed with both style and functionality in mind, this home offers 2 generously sized bedrooms and 2 full 4-piece bathrooms, making it an ideal choice for families, roommates, or anyone who values space and comfort. Inside, you'll immediately notice the thoughtful open-concept layout. The kitchen is a true highlight, complete with modern stainless steel appliances, elegant countertops, and ample cabinetry for storage. Whether you enjoy cooking daily meals or entertaining guests, this kitchen is both practical and beautiful, flowing seamlessly into the bright dining and living areas. The living room is exceptionally spacious, anchored by a large south-facing window that floods the home with natural sunlight throughout the day. This open, airy feel is perfect for relaxation or entertaining. The bedrooms are impressively large, offering plenty of room for king or queen beds, furniture, and additional storage without ever feeling cramped. A cozy office nook is also included, making it easy to work from home in comfort. Adding to the practicality of this unit is the in-suite laundry, a generous storage room, and the convenience of ALL UTILITIES INCLUDED IN THE CONDO FEE (except electricity). Step outside to your spacious private balcony, perfect for morning coffee or evening BBQs, complete with a gas line hookup and a peaceful view. The condo also comes with a titled underground heated parking stall (#221) and an adjoining storage cage (#221) for added security and convenience. The location offers everything you need: close to schools, playgrounds, shopping,

restaurants, and major roadways like Metis Trail, with quick access to CrossIron Mills, Costco, and the Calgary International Airport. This home truly combines comfort, convenience, and style in one of Calgary's most sought-after communities. Don't miss this opportunity—call today to make this spacious and beautifully updated Skyview condo your new home!