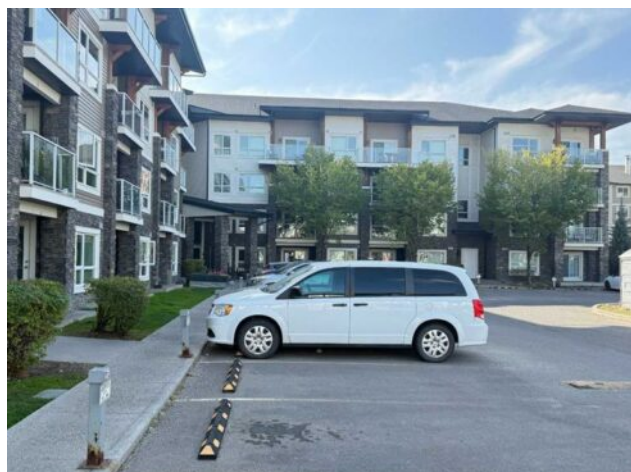


**4119, 240 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2258463



\$299,999

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	905 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl
Roof:	-
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 565
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: None

Welcome to this beautifully renovated, light-filled condo located in the desirable Skyview community of Northeast Calgary. This fully upgraded unit features modern finishes, with brand-new stainless-steel appliances and two additional cabinets in the spacious living room — perfect for extra storage and added functionality. Two spacious bedrooms, primary bedroom comes with two closets and a 4 pc ensuite. The highlight of this home is the expansive covered back porch, offering a fantastic space for BBQs and outdoor gatherings, ideal for those warm summer nights. Convenience is key with a high school located just across the street, making it perfect for families. Plus, this condo includes all window coverings and a private in-suite laundry pair for added comfort and privacy. Additional perks include heated underground parking and a heated underground storage area, providing both security and extra space for your belongings. Whether you're a first-time buyer or looking for a low-maintenance home in a vibrant community, this condo has everything you need! Watch the uploaded condo tour video. Book your showing today!