

**4108, 240 Skyview Ranch Road NE
Calgary, Alberta****MLS # A2276639****\$225,000****Division:** Skyview Ranch**Type:** Residential/Low Rise (2-4 stories)**Style:** Apartment-Single Level Unit**Size:** 628 sq.ft. **Age:** 2015 (11 yrs old)**Beds:** 2 **Baths:** 1**Garage:** Outside, Stall, Titled**Lot Size:** -**Lot Feat:** -**Heating:** Baseboard**Water:** -**Floors:** Tile, Vinyl Plank**Sewer:** -**Roof:** -**Condo Fee:** \$ 415**Basement:** None**LLD:** -**Exterior:** Brick, Vinyl Siding**Zoning:** M-2**Foundation:** Poured Concrete**Utilities:** -**Features:** Kitchen Island**Inclusions:** None

Welcome to this bright ground-floor apartment in the heart of Skyview Ranch, ideally located across from Public and Catholic schools. This well-designed 2-bedroom, 1-bathroom unit features an open-concept floor plan with approximately 630 sq. ft. of total area space, perfect for first-time buyers, downsizers, or investors. The kitchen offers granite countertops, stainless steel appliances, and a functional island that comfortably seats three bar stools, flowing seamlessly into the dining and living areas. The spacious living room opens through glass-panel patio door to an exposed concrete patio with a gas line, ideal for BBQ season. Both bedrooms are well-sized, with the primary bedroom offering generous space and dual closets. Enjoy the convenience of in-suite laundry with extra storage, along with titled surface parking. Situated in a well-managed complex with easy access to public transit, shopping, playgrounds, and close proximity to CrossIron Mills and major roadways. Book your private showing today—this one won’t last!