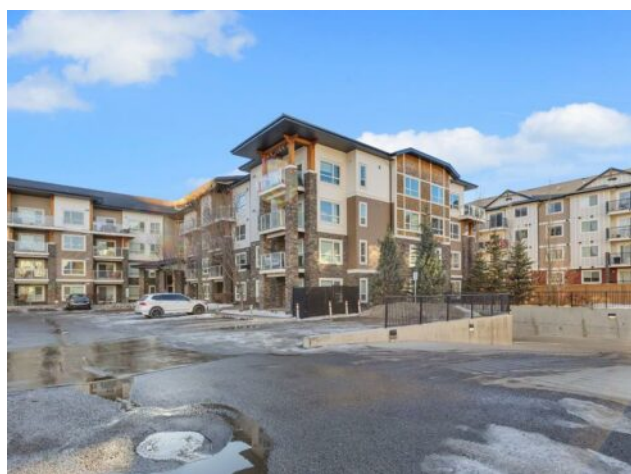


4407, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2279595



\$279,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 623

LLD: -

Zoning: M-2

Utilities: -

Inclusions: N/A

Welcome to this stunning top-floor corner penthouse offering exceptional privacy, natural light, and one of the largest private balconies in the complex. Perfectly designed for both relaxing and entertaining, the expansive 17' x 9' balcony delivers open views and all-day sunshine. Inside, you'll find a bright and spacious open-concept layout enhanced by oversized windows that flood the home with natural light. The modern kitchen features sleek cabinetry, stone countertops, and stainless steel appliances, seamlessly connecting to the living and dining areas. This well-appointed home offers two large bedrooms and two full 4-piece bathrooms. The primary suite includes a walk-in closet and a private ensuite, while the second bedroom and full bath are ideal for guests, family, or a home office. Additional highlights include in-unit laundry, titled underground parking, and assigned storage for added convenience. Built in 2015, the building showcases contemporary finishes and thoughtful design throughout. Ideally located in the vibrant community of Skyview Ranch, you're just minutes from parks, schools, shopping, transit, Bus Stop 3 Min Walk and major roadways. This is a rare opportunity to own a penthouse-style unit that truly checks all the boxes. Don't miss out — welcome home!