

**4205, 240 Skyview Ranch Road  
Calgary, Alberta**

**MLS # A2207446**



**\$217,900**

**Division:** Skyview Ranch

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 634 sq.ft. **Age:** 2015 (11 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Parkade, Parking Pad, Stall

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 391

**LLD:** -

**Zoning:** M-2

**Utilities:** Garbage Collection, Heating Paid For, Water Paid For

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	Garbage Collection, Heating Paid For, Water Paid For
<b>Features:</b>	Elevator, Granite Counters		
<b>Inclusions:</b>	None		

Welcome to your new home in the heart of Skyview Ranch! This charming condo offers 2 spacious bedrooms and a modern bathroom, perfect for anyone looking for comfort and convenience. Step into an inviting living space featuring sleek stainless steel appliances, adding a touch of elegance and modernity to your home. You'll love the convenience of having in-unit laundry, making everyday chores easy and efficient. Relax and unwind on your private balcony, which provides a perfect spot for morning coffees or sunset views. Located just steps away from a local school, community park, and a well-connected bus stop, you'll also find restaurants, grocery stores, and shopping options not too far, offering an ideal balance of peaceful living while staying connected to the vibrancy of Calgary. Whether you're a young family, a professional, or looking to downsize, this home offers something for everyone. - Don't miss the opportunity to make this welcoming condo your own. Contact us today to schedule a viewing!