

**1405, 240 Skyview Ranch Road NE**  
**Calgary, Alberta**
**MLS # A2246903**

**\$299,000**

|                  |                                                             |               |                   |
|------------------|-------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                                               |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                 |               |                   |
| <b>Size:</b>     | 841 sq.ft.                                                  | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                           |               |                   |
| <b>Lot Feat:</b> | -                                                           |               |                   |

|                    |                                                                                                           |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Cork, Tile                                                                                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                           | <b>Condo Fee:</b> | \$ 551 |
| <b>Basement:</b>   | -                                                                                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stone, Vinyl Siding, Wood Frame                                                                    | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting |                   |        |
| <b>Inclusions:</b> | None                                                                                                      |                   |        |

Welcome to this bright and beautifully designed TOP-FLOOR condo in the sought-after community of Skyview Ranch—where style, comfort, and convenience come together. As you enter, you're welcomed by a spacious and sunlit open-concept living area, perfectly suited for both relaxing and entertaining. The seamless flow into the contemporary kitchen is sure to impress, featuring sleek grey cabinetry, granite countertops, stainless steel appliances, and an abundance of counter and storage space. Whether you're preparing a quiet meal or hosting friends, this kitchen is both beautiful and practical. A dedicated office nook offers the ideal tucked-away workspace for remote professionals or students, making working from home effortless and efficient. Step through the sliding glass doors from the bright and airy living room onto a generous east-facing balcony—perfect for sipping your morning coffee or hosting summer barbecues. Take in the open, unobstructed views while enjoying the convenience of a built-in BBQ gas line, ideal for effortless outdoor entertaining. Designed for comfort and privacy, this well-planned layout places the primary bedroom on one side of the unit, complete with a walk-in closet and a spa-inspired 4-piece ensuite bathroom. On the opposite side, a second generously sized bedroom sits adjacent to its own 4-piece full bathroom, making it perfect for guests, children, or roommates. Additional highlights include: a convenient in-suite laundry and storage room, stylish mix of cork, tile, and plush carpet flooring, secure underground parking stall with a private storage cage, key fob-secured front lobby with video surveillance for added peace of mind. Location is everything, and this home truly delivers. Just steps away from the brand-new Skyview Ranch Elementary/Middle School (K&dash;9), this community is perfect for

families. Enjoy the nearby playgrounds, parks, local shopping, and essential amenities—all within walking distance. This condo offers an exceptional opportunity to own in one of Calgary's most vibrant and growing neighborhoods.