

**3107, 240 Skyview Ranch Road NE**  
**Calgary, Alberta**
**MLS # A2248984**

**\$324,999**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 944 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                           |                   |        |
|--------------------|-------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                         | <b>Condo Fee:</b> | \$ 565 |
| <b>Basement:</b>   | -                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Storage                                   |                   |        |

**Inclusions:** All furniture, TV, lamps

BACK ON MARKET FUE TO FINANCING, CONDO AND INSPECTION WERE WAIVED OFF. WELCOME to this BEAUTIFULLY FULLY FURNISHED, MOVE-IN READY, MAIN FLOOR CORNER UNIT offering 944 SQ FT of BRIGHT and FUNCTIONAL LIVING SPACE. Ideally located just 10 MINUTES FROM CALGARY INTERNATIONAL AIRPORT, this SOUTH-FACING home features 2 SPACIOUS BEDROOMS and 2 FULL BATHROOMS. Enjoy a MODERN OPEN-CONCEPT LAYOUT with GRANITE COUNTERTOPS, FRESH PAINT, and a STYLISH CONTEMPORARY FEEL. Both bedrooms and bathrooms are GENEROUSLY SIZED, offering COMFORT and FUNCTIONALITY for everyday living. The SPACIOUS PRIMARY SUITE is a true retreat, complete with HIS-AND-HERS CLOSETS and a PRIVATE 4-PIECE ENSUITE. The SECOND BEDROOM and BATHROOM are located on the OPPOSITE SIDE for ADDED PRIVACY—perfect for GUESTS, ROOMMATES, or a HOME OFFICE. Additional features include IN-SUITE LAUNDRY, a TITLED HEATED UNDERGROUND PARKING STALL, and a SECURE STORAGE SPACE. There’s also AMPLE VISITOR PARKING for guests. Step outside to your PRIVATE GROUND-LEVEL PATIO, ideal for RELAXING or ENTERTAINING. Perfectly situated WITHIN WALKING DISTANCE TO SCHOOLS, PARKS, AND PUBLIC TRANSIT, and just MINUTES FROM COSTCO, CROSSIRON MILLS MALL, with EASY ACCESS to STONEY TRAIL and DEERFOOT TRAIL. You’re only 20 MINUTES TO DOWNTOWN CALGARY—making this an excellent choice for PROFESSIONALS, FIRST-TIME BUYERS, DOWNSIZERS, or INVESTORS. This home truly combines COMFORT, CONVENIENCE, AND LOCATION—and is FULLY FURNISHED & READY

FOR IMMEDIATE POSSESSION.