

1411, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2337905



\$235,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 594
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Access Fob

Welcome to this top-floor 2-bedroom, 2-bathroom condo in the desirable community of Skyview Ranch, offering exceptional privacy, abundant natural light and an impressive combination of space, comfort and convenience. With 847.4 sq. ft. of RMS living area, this well-designed home features a bright open-concept floor plan with generous living and dining areas, an additional office/flex space and oversized windows that create an inviting atmosphere throughout. The modern kitchen is finished with granite countertops, stainless steel appliances and ample cabinetry, flowing seamlessly into the main living area—perfect for everyday living and entertaining. The spacious primary bedroom features a walk-in closet and private 4-piece ensuite, while the second generously sized bedroom is complemented by another full 4-piece bathroom, making the layout ideal for couples, families, guests or those working from home. In-suite laundry adds everyday convenience. The professional RMS measurement report confirms the primary bedroom at approximately 11'0" x 11'2", along with a substantial 7'5" x 6'1" walk-in closet. Step outside onto the private top-floor balcony, complete with a gas line for your BBQ and downtown views—an excellent outdoor extension of the living space for morning coffee, summer evenings or entertaining. The home also includes titled underground heated parking with an associated storage locker, providing valuable year-round comfort and additional storage. Location is another major advantage. Enjoy convenient access to parks, playgrounds, walking paths, public and Catholic schools, shopping, restaurants, coffee shops and transit, with a bus stop just a short walk away. Calgary International Airport and major roadways are also within easy reach, making commuting and travel exceptionally convenient. Whether

you are a first-time buyer, downsizer or investor, this clean and well-maintained top-floor Skyview Ranch home delivers the features buyers are looking for: 2 bedrooms, 2 full bathrooms, underground heated parking, storage, in-suite laundry, a private balcony with gas line, downtown views and an outstanding NE Calgary location. Book your private showing today and discover everything this exceptional home has to offer!