

**4109, 240 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2344490

\$189,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	632 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Discover exceptional value in this bright and modern 1 bedroom + den condo offering opportunity and comfortable living. Ideal for first-time buyers, investors, or anyone looking for a low-maintenance home in a highly connected location. This open concept unit features a functional layout with a spacious living area, a kitchen with plenty of counterspace that is perfect for cooking and entertaining. It features a versatile den that's ideal for a home office, study space, or guest area. The generous bedroom provides tons of natural light and easy access to the full bathroom. Enjoy the convenience of in-suite laundry, ample storage, and a private balcony for fresh air and relaxation. Located in the vibrant, and fast-growing community of Skyview Ranch, you're just minutes from schools, shopping, restaurants, transit, parks, and the Calgary International Airport making daily life effortless and commutes a breeze. Whether you're looking to get into the market or add a reliable rental to your portfolio, this condo checks all the boxes. A fantastic opportunity that won't last.