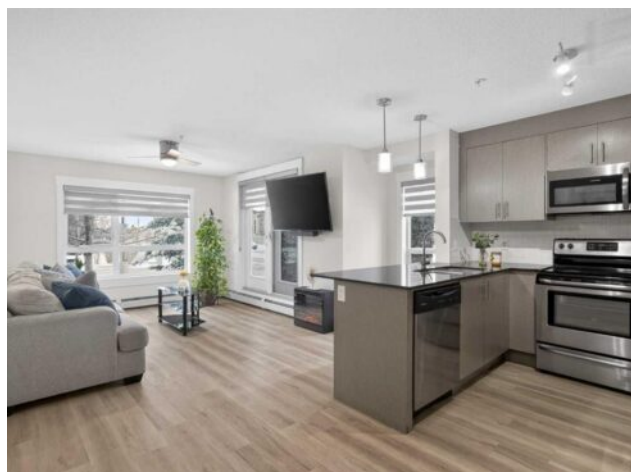


4106, 240 Skyview Ranch Road NE  
Calgary, Alberta

MLS # A2293209



## \$300,000

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Tile, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 623

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Stone, Vinyl Siding, Wood Frame

**Zoning:** M-2

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Open Floorplan, Quartz Counters, Separate Entrance

**Inclusions:** n/a

Come to the Open House on Saturday, April 11th, from 2 pm to 4 pm. Discover exceptional ground-floor living in this brilliantly lit corner unit at #4106, 240 Skyview Ranch Road NE. Spanning roughly 940 square feet, this two-bedroom, two-bathroom residence welcomes you with a wonderfully spacious and dedicated entryway, instantly providing a house-like feel that keeps the main living areas distinct and clutter-free. Moving inside, the open-concept living room is bathed in gorgeous natural light courtesy of the coveted South and East-facing windows, creating a warm and inviting atmosphere throughout the day. The interior boasts a refined, modern aesthetic with crisp paint and durable luxury vinyl plank flooring, both newly updated in 2025. Cooking and entertaining are effortless in the stylish kitchen, beautifully finished with sleek quartz countertops, a casual breakfast bar, and a stainless steel appliance package. The primary bedroom serves as a private retreat complete with his and hers closets and a full ensuite bathroom, while the generous second bedroom and additional bathroom offer fantastic versatility for family or a home office. What truly sets this property apart is the unparalleled convenience of its layout. Ground-level patio doors open directly to the outside, allowing you to bypass elevators and communal hallways entirely. This creates a seamless daily routine, especially for families, as students can step out the door and stroll straight across the street to Prairie Sky School. Outdoor enthusiasts will love having soccer and baseball fields just steps away, and commuting is a breeze with a nearby bus stop and quick access to local restaurants and shopping. Complete with a heated underground parking stall conveniently located right next to the elevator, plus abundant street parking directly outside your patio for guests or a second vehicle, this

home flawlessly combines smart design with an unbeatable, walkable lifestyle.