

4214, 240 Skyview Ranch Road NE  
Calgary, Alberta

MLS # A2305294



## \$329,900

<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 (11 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>	Central	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 623
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** N/A

Welcome to this beautifully maintained and UPGRADED CORNER UNIT CONDO, located on the second floor offers over 943.5 sq ft of comfortable living space, featuring 2 spacious bedrooms, 2 full bathrooms, and the convenience of titled heated underground parking and secure caged storage locker. As you enter, you'll be greeted by an open-concept design that includes a well-appointed kitchen, a dining area, and a versatile flex space perfect for an office. The kitchen is a chef's dream, featuring a large counter with bar seating, granite countertops, stainless steel appliances. The owner has invested over \$15k in upgrades including CUSTOM CABINETRY , HALL TREE ENTRYWAY BENCH ,COAT RACK with SHOE STORAGE, SMART LOCK for main DOOR , WATER PURIFIER ,SAMSUNG DISHWASHER, NEW LIGHT FIXTURES( Kitchen and dining) and BOTH WASHROOMS FIXTURES, New VINYL PLANK FLOORING (no carpet) has been installed throughout the unit, PATIO TILES, REMOTE CONTROLLED ZEBRA BLINDS for all windows and CEILING FANS in both bedrooms and Living room add extra convenience and comfort and beautiful Balcony to spend time with friends ,enjoying BBQ.Located in the vibrant Skyview Ranch community, this condo offers easy access to local amenities, parks, schools, shopping, and major roadways. Whether you're a first-time homebuyer, a growing family, or someone looking for a modern, low-maintenance property,