

4214, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2181158



\$339,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	941 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Door bell/camera, remote controlled blinds, Custom cabinets to the left of the front door

Welcome to this beautifully maintained and UPGRADED CORNER UNIT CONDO, located on the second floor offers over 941 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 (in Kitchen, Office Space and Entryway Area), HALL TREE ENTRYWAY BENCH ,COAT RACK with SHOE STORAGE, SMART LOCK for main DOOR (Schlage Wi-Fi Deadbolt Smart Lock), SMART 2-WAY SECURITY RING DOORBELL, WATER PURIFIER (R.O SYSTEM), NEW 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 CEILINGS FANS in both bedrooms and Living room add extra convenience and comfort. 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, this unit is the perfect place to call home. Don't miss your chance to own this upgraded, move-in ready condo—schedule your showing today!