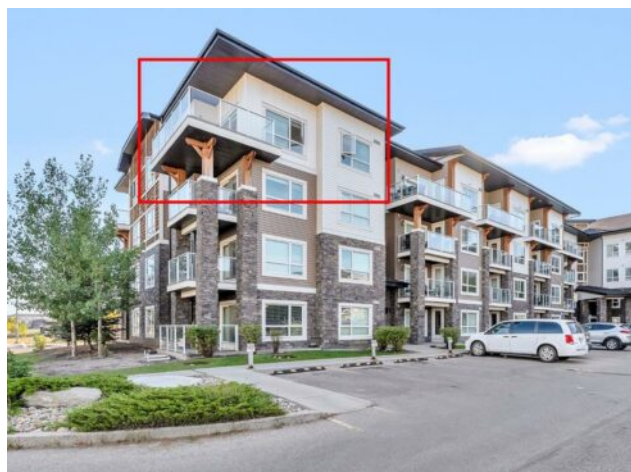


**4407, 240 Skyview Ranch Road NE**  
**Calgary, Alberta**

**MLS # A2259912**



**\$289,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 947 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                        |                   |        |
|--------------------|------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Other                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                      | <b>Condo Fee:</b> | \$ 623 |
| <b>Basement:</b>   | -                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame             | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Stone Counters         |                   |        |

**Inclusions:** Microwave range hood Is a combo

Welcome to 4407, 240 SkyView Ranch Road NE, a rare opportunity to own a stunning top-floor penthouse corner unit with one of the largest private balconies in the complex. Featuring a massive 17' x 7' deck, this home is designed for both relaxation and entertaining while offering unobstructed views and all-day natural light. Inside, the bright and spacious open-concept layout is enhanced by oversized windows that flood the entire home with sunshine. The stylish kitchen boasts modern cabinetry, sleek counters, and stainless steel appliances, seamlessly connecting to the dining and living areas. Built in 2015, this home showcases contemporary finishes that create a warm yet upscale feel. This thoughtfully designed floor plan includes two large bedrooms and two full 4-piece bathrooms. The primary retreat features a walk-in closet and private ensuite, while the second bedroom and full bath are ideal for family, guests, or a dedicated home office. Practical touches make living here a breeze with a titled parking stall and assigned storage for added convenience. Perfectly located in the vibrant community of SkyView Ranch, you're close to schools, parks, shopping, transit, and major roadways &mdash; everything you need is just minutes away. Don't miss your chance to call this exceptional penthouse home. Welcome home!