

# \$294,900 - 3304, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2196680

## \$294,900

2 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

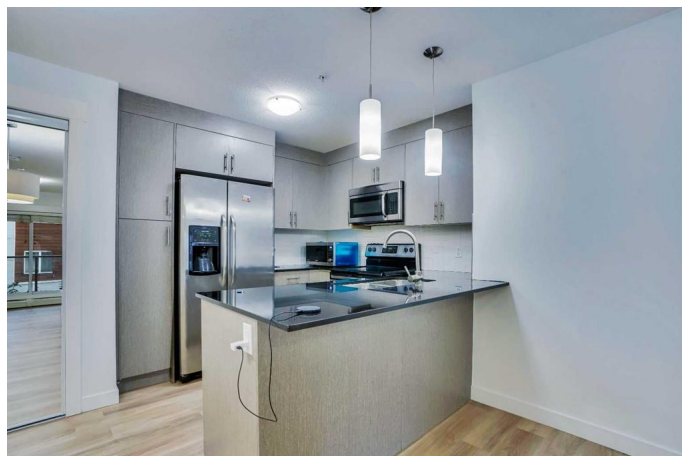
Welcome to your dream home in the heart of Northeast Calgary! Located on the 3rd floor of a well-maintained building this stunning 835 sq. ft., 2-bedroom, 2-bathroom condo offers modern elegance and everyday convenience, featuring an open-concept layout with brand-new vinyl flooring in the living area and fresh carpet in the bedrooms, a gourmet kitchen with granite countertops and stainless steel appliances, the primary bedroom is very spacious with a walk-through closet and 4-piece ensuite. The second bedroom is also of a generous size with a large closet. Step out onto your private balcony to relax or entertain, and enjoy the ease of in-suite laundry, heated underground parking, and a storage area. Located steps from Prairie Sky School, parks, restaurants, grocery stores, and a bus stop, this condo is perfect for families or professionals seeking a low-maintenance lifestyle. With condo fees covering heat, water, insurance, snow removal, trash, parking management, and reserve fund contributions, all you need to worry about is electricity. Don't miss this opportunity to live in one of Calgary's most desirable neighborhoods, schedule a viewing today!!

Built in 2015

## Essential Information

MLS® #

A2196680



|                |               |
|----------------|---------------|
| Price          | \$294,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 835           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 3304, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N0P4                          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Park, Parking, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Assigned, Secured, Titled, Underground, Heated Driveway   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Washer/Dryer Stacked   |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Storage                          |
| Construction      | Concrete, Stone, Vinyl Siding, Manufactured Floor Joist |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 23rd, 2025 |
| Days on Market | 67                  |
| Zoning         | M-2                 |
| HOA Fees       | 78                  |
| HOA Fees Freq. | ANN                 |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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