

# \$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

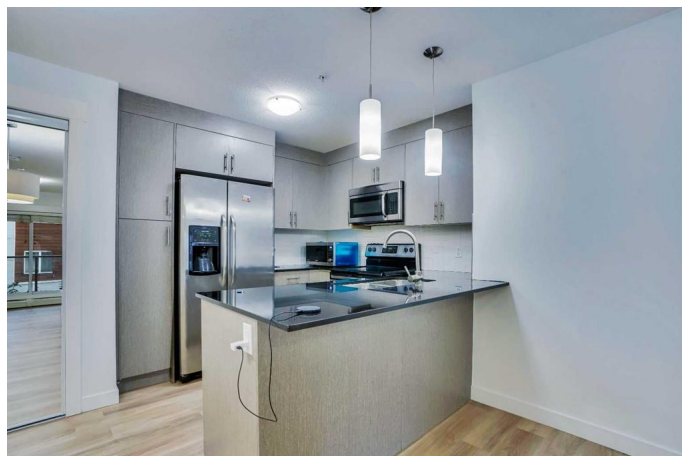
Welcome to your dream home in the heart of Northeast Calgary! Located on the 3rd floor of a well-maintained building this stunning 835 sq. ft., 2-bedroom, 2-bathroom condo offers modern elegance and everyday convenience, featuring an open-concept layout with brand-new vinyl flooring in the living area 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	55
Zoning	M-2
HOA Fees	78
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Property Group
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