

# \$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

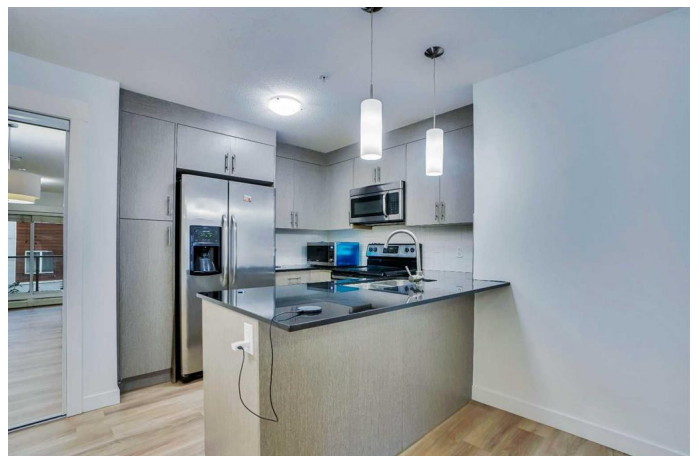
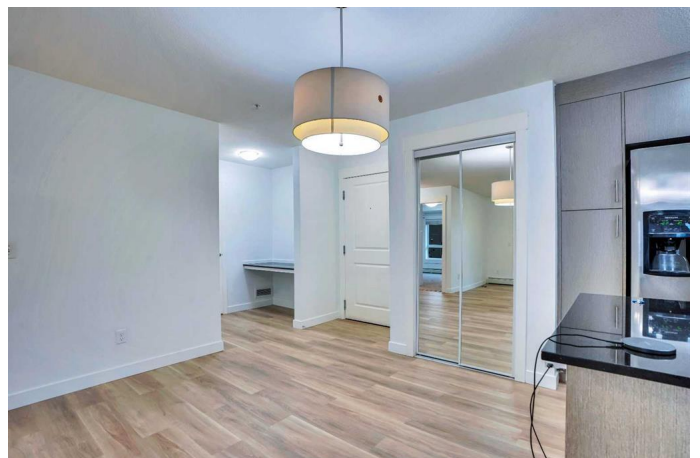
Skyview Ranch, Calgary, Alberta

Welcome to your dream home in the heart of Northeast Calgaryâ€™s vibrant Skyview community! 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. Donâ€™t miss this opportunity to live in one of Calgaryâ€™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	40
Zoning	M-2
HOA Fees	78
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Greater Property Group

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