

# \$299,000 - 3311, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2206631

**\$299,000**

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Step into this beautifully refreshed condo located in the Skyview community of NE Calgary. This spacious 3rd-floor unit has been updated with brand new carpets and fresh paint, offering a move-in ready space for a quick possession. Featuring two bedrooms and two 4-piece bathrooms, there's ample room to relax. The kitchen is equipped with sleek stainless steel appliances and granite countertops. Plus, there's a cozy office nook perfect for working from home. A generous storage room and convenient in-suite laundry complete the package. You'll also have a titled underground heated parking stall (Unit #491) with a storage cage. Enjoy entertaining on the roomy balcony, complete with a gas line for your BBQ and a pleasant view. Utilities are included, with the exception of electricity. Close to schools, playgrounds, shopping, and major roads like Metis Trail, this condo offers easy access to CrossIron Mills, Costco, and the airport. Don't miss out—call today and make this home yours!

Built in 2015

## Essential Information

MLS® #	A2206631
Price	\$299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	842
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3311, 240 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P4

### Amenities

Amenities	Elevator(s), Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Full
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 5th, 2025
Days on Market	80

Zoning	M-2
HOA Fees	75
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.