

780-380-6207  
meghan@meghanrobinson.net

3311, 240 Skyview Ranch Road NE  
Calgary, Alberta

MLS # A2206631



**\$299,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 842 sq.ft.                          | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 510 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Vinyl Siding, Wood Frame                              | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows |                   |        |

**Inclusions:** Fob & Garage Opener

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!