

# \$304,900 - 3315, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2240469

**\$304,900**

2 Bedroom, 2.00 Bathroom, 943 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Price Improvement! Step into this beautifully refreshed condo located in the Skyview community of NE Calgary. This spacious 3rd-floor Corner Unit has been updated with brand new carpets, fresh paint and has been professionally cleaned, 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 stainless steel appliances and granite countertops. Plus, there's a cozy office nook perfect for working from home. Convenient in-suite laundry completes the package. You'll also have a titled underground heated parking stall (Unit #494) with a storage cage (#494). 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® #    | A2240469  |
| Price     | \$304,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 943               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 3315, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N 0P4                         |

### Amenities

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

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Storage, Granite Counters, Vinyl Windows                    |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Range, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

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

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 18th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 88  |
| Zoning         | M-2 |
| HOA Fees       | 84  |
| HOA Fees Freq. | ANN |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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