

# \$289,990 - 3309, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2208880

**\$289,990**

2 Bedroom, 2.00 Bathroom, 805 sqft

Residential on 0.00 Acres

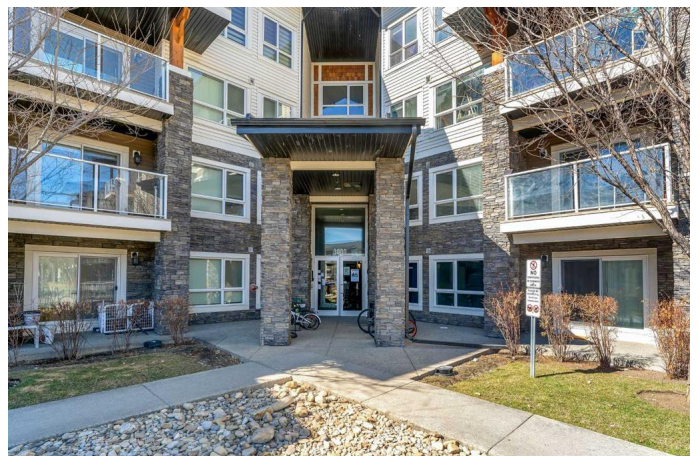
Skyview Ranch, Calgary, Alberta

Welcome to this beautiful 2-bedroom, 2-bathroom corner unit in Skyview Ranch! Conveniently located on the 3rd floor as the first unit from the elevator, this bright and spacious condo features brand new luxury vinyl plank flooring, a modern kitchen with quartz countertops and stainless steel appliances, and a large south-facing balcony with BBQ hookup. The oversized primary bedroom includes a walk-through closet and a 4-piece ensuite, while the second bedroom is also generously sized. Both bathrooms feature elegant quartz countertops. Enjoy in-suite laundry, titled heated underground parking, assigned storage, and condo fees that cover most utilities. With Stoney and Deerfoot Trail around the corner, and just minutes from the airport and CrossIron Mills, this location offers unmatched convenience—book your showing today!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208880  |
| Price          | \$289,990 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 805       |
| Acres          | 0.00      |
| Year Built     | 2015      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 3309, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | t3n 0p4                         |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Park, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                   |
| Parking        | Underground                                         |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | See Remarks                                   |
| Appliances        | Dishwasher, Range, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, None                               |
| Cooling           | None                                          |
| # of Stories      | 4                                             |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground, Storage, Barbecue |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 24              |
| Zoning         | M-2             |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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