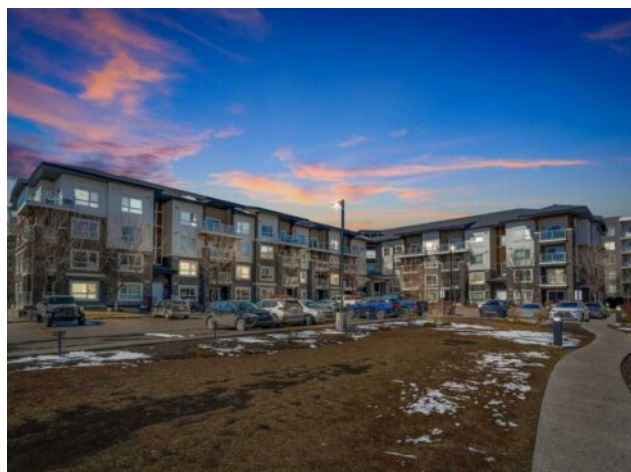


3309, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2208880



\$289,990

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, None	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

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!