

# \$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! & BEST VALUE in the complex! 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), Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, 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, Courtyard, BBQ gas line
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 18th, 2025
Days on Market	57
Zoning	M-2
HOA Fees	84
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Royal LePage Benchmark
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