

# \$330,999 - 3211, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2108577

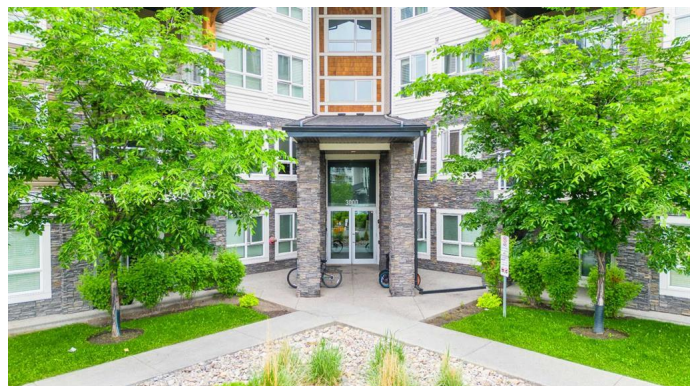
**\$330,999**

2 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

A Rare Find opportunity, 2 Titled Parking 2 Bed, 2 Bath & 1 Storage...!!! Explore comfort and practicality in this inviting 2-bedroom, 2-bathroom retreat nestled in the sought-after Skyview Ranch community. The main entrance unfolds into a spacious living area, flooded with natural light from expansive east-facing sliding windows, creating a warm and welcoming atmosphere. The living room seamlessly connects to an east-facing balcony, providing a peaceful view of the quiet community common area, ideal for moments of relaxation. On the right, discover a functional open-concept kitchen equipped with stainless steel appliances, ample cabinetry, and a convenient breakfast bar. The master bedroom offers a walk-in closet and an ensuite 4-piece bath, while the second bedroom provides ample space with a well-sized closet. Additional features include a secondary 4-piece bathroom, in-suite laundry, in-unit storage, and flexible space suitable for a workstation or a cozy coffee area. Practical amenities include 1 titled underground heated garage parking space, 1 titled outdoor parking space, and an additional storage unit. Enjoy convenient access to a shopping plaza, schools, and major routes like Stoney Trail, Metis Trail, and Deerfoot Trail, ensuring unparalleled connectivity to the city. Public transportation is easily accessible with a bus stop right outside the community. Act now and connect with your preferred realtor to secure a showing for this well-appointed residence,



offering a balanced and comfortable living experience.

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2108577      |
| Price          | \$330,999     |
| Sold Price     | \$326,250     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 840           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 3211, 240 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N 0P4                         |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                                   |
| Parking        | Stall, Underground                                  |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Elevator, Quartz Counters, Storage, Walk-In Closet(s)        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas                                                      |
| Cooling           | None                                                                        |

# of Stories                4

## Exterior

Exterior Features    Balcony, BBQ gas line  
Roof                    Asphalt Shingle  
Construction        Concrete, Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed            February 22nd, 2024  
Date Sold             March 13th, 2024  
Days on Market      19  
Zoning                 M-2  
HOA Fees              78.75  
HOA Fees Freq.      ANN

## Listing Details

Listing Office         RE/MAX Real Estate (Central)

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