

\$324,999 - 2413, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2111107

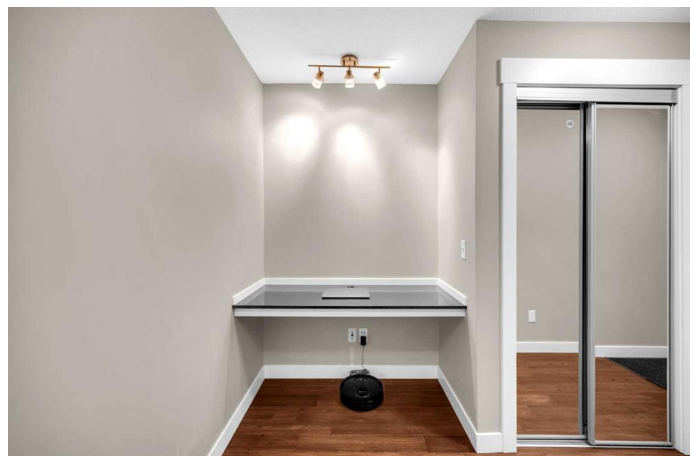
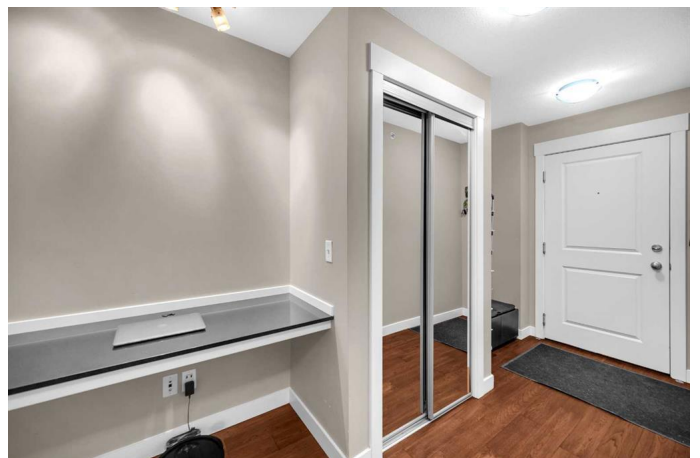
\$324,999

2 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this exceptional TOP FLOOR, CORNER UNIT, with one of the LARGEST FLOOR PLAN in Skymills. Boasting 2 bedrooms, 2 bathrooms, and not one, but TWO TITLED parking stalls, along with a STORAGE locker, this residence is truly one of a kind. Step out onto the OVERSIZED BALCONY, complete with a BBQ gas line, perfect for outdoor gatherings and activities. Recently fully renovated with new HARDWOOD flooring, this unit exudes sophistication and comfort. Upon entry, you'll find a convenient built-in granite DESK, ideal for office space. The living room is bathed in natural light, due to extra windows being a corner unit, creating a bright and spacious ambiance. Both bedrooms offer ample space for relaxation, with one featuring an ensuite bath for added convenience. The kitchen is a chef's delight, equipped with stainless steel appliances, modern cabinets, and a generous eating bar, perfect for casual dining. The open-concept design lends itself to effortless entertaining, while the IN-SUITE laundry adds to the practicality of everyday living. With two titled parking spots, including one underground, and an additional storage cage, this unit ensures both comfort and convenience. Condo fees cover essential amenities such as heat and water, providing peace of mind for residents. Meticulously cared for by the original owner, this unit showcases pride of ownership throughout. Conveniently located across from CBE Prairie



Sky School and within walking distance of Apostles of Jesus school, parks, and shopping, this unit offers easy access to major transportation routes, including Stoney Trail, Deerfoot Trail, and the airport. Experience luxury living at its finest in this remarkable Skymills residence.

Built in 2015

Essential Information

MLS® #	A2111107
Price	\$324,999
Sold Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2413, 240 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P4

Amenities

Amenities	Elevator(s), Parking
Parking Spaces	2
Parking	Additional Parking, Stall, Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Stone, Vinyl Siding, Wood Siding

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 13th, 2024
Days on Market	12
Zoning	M-2
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	PREP Realty
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