

# \$306,900 - 2302, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2116082

**\$306,900**

2 Bedroom, 2.00 Bathroom, 848 sqft

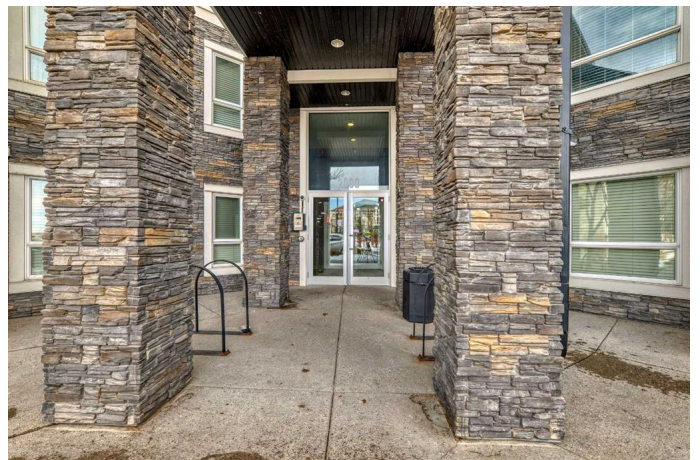
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Immerse yourself in comfort and functionality with this inviting 2-bedroom, 2-bathroom retreat nestled within the highly sought-after Skyview Ranch community. This unit on the 3rd floor boasts a range of amenities, including a Natural Gas Hookup for BBQ, Full Height Cabinets, Stainless Steel Appliances, Granite Countertops, In Suite Laundry, and 1 Titled Parking Stall (Underground) and storage.

As you enter, the main foyer unveils a spacious living area flooded with natural light streaming through expansive east-facing sliding windows, fostering a cozy and inviting ambiance. The living room seamlessly extends to an east-facing balcony, offering serene views of the tranquil community common area, perfect for unwinding after a long day. To the right, discover a functional open-concept kitchen equipped with stainless steel appliances, abundant cabinetry, and a convenient breakfast bar. There is a flexible suitable space for a workstation, den or a cozy coffee area.

The master bedroom boasts a walk-in closet and an ensuite 4-piece bath, while the second bedroom provides ample space with a generously sized closet. Additional highlights include a secondary 4-piece bathroom, in-suite laundry, in-unit storage, and a flexible space suitable for a workstation or a cozy coffee nook.



The convenience of in-suite laundry is a valuable addition to condo living. Furthermore, this unit includes 1 titled underground parking stall with additional storage. The building features secured entry with key fob access and a buzzer for guest entry.

Ideally situated, revel in the proximity to parks, walking paths, shopping plazas, schools, and major routes such as Stoney Trail, Metis Trail, and Deerfoot Trail, ensuring seamless connectivity to the city. With walking paths, playgrounds, and shopping just steps away from your front door, convenience is paramount. Additionally, CBE Prairie Sky Elementary School is conveniently located just across the street.

Don't miss the opportunity to explore this exceptional unit – schedule a showing today!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2116082      |
| Price          | \$306,900     |
| Sold Price     | \$306,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 848           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 2302, 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 | 1                     |
| Parking        | Assigned, Underground |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Storage                                                             |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |
| Basement          | None                                                                               |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony                                    |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2024 |
| Date Sold      | April 2nd, 2024  |
| Days on Market | 12               |
| Zoning         | M-2              |
| HOA Fees       | 76.00            |
| HOA Fees Freq. | ANN              |

### Listing Details

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

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