

\$324,900 - 3405, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2153990

\$324,900

2 Bedroom, 2.00 Bathroom, 837 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Are you looking for a top floor condo with the benefits of having no one living above you, then come view this extremely well-maintained condo in Skyview Ranch. With over 836 sqft of living space this beautiful home has an open and inviting floor plan. This home is like new with its modern finishings, from the floor to ceiling white cabinetry, with closed in soffits and built-in pantry to its stainless-steel appliances, sleek granite counters, fully tiled backsplash and luxury vinyl plank flooring. The kitchen is well designed with ample counter space, cupboards, and bar seating. A number of the stainless-steel appliances have been recently replaced, the stove in 2022, microwave hood cover in 2024 and dishwasher in 2021. The cozy living room accesses the extra-large balcony, another great space to enjoy some well-deserved down time. There are two spacious bedrooms, one with a convenient ensuite bathroom and his and her closets. You will find that this is a very desirable floor plan because it allows for ample privacy, with the bedrooms being separated by the main living space. The ensuite bathroom and 4piece main bath have tiled flooring and the same granite counters as the kitchen and office area. This condo has an in-suite storage room, in suite laundry, and a titled heated underground parking stall with storage cage at the front. The location of Skyview Ranch has its perks too, being close to the Calgary airport, Deerfoot trail and Stoney trail. It also has an abundance of



parks, schools and greenspaces to enjoy.

Built in 2014

Essential Information

MLS® #	A2153990
Price	\$324,900
Sold Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3405, 240 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0P4

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Guest, Parkade, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None

of Stories 4

Exterior

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

Additional Information

Date Listed August 2nd, 2024
Date Sold September 23rd, 2024
Days on Market 52
Zoning M-2
HOA Fees 78.75
HOA Fees Freq. ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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