



**3304, 240 SKYVIEW RANCH Road NE**  
**Calgary, Alberta**

**MLS # A2167218**



**\$314,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Driveway, Parkade, Secured		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 517
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Post & Beam, Stone, Vinyl Siding, Wood Paneling	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this delightful Condo nestled in the vibrant Skyview community of Northeast Calgary. This new listing offers a spacious 835 square feet of living space, perfect for those seeking a comfortable and modern lifestyle, Bright and spacious 3rd floor unit just across the street from K-9 Prairie Sky School. Boasting 2 bedrooms, 2 bathrooms, office space along with the Titled Heated underground parking and storage area. The primary bedroom serves as a peaceful retreat, with walk through closet and 4 pc bath. Second bedroom is of generous size with large closet. This home offers an open concept design, with in-suite laundry, brand new flooring in the living area and brand new carpet in the bedrooms. The kitchen boasts granite counter tops, stainless steel appliances and plenty of cabinet space. From the living room, you can easily access the inviting balcony, a perfect spot for relaxation or outdoor gatherings. It has all the amenities you need within the walking distance, including schools, parks, Grocery stores and a bus stop just next to the building.