3213, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2192681

$304,500

Division:	Skyview Ranch
Type:	Residential/Low Rise (2-4 stories)
Style:	Low-Rise(1-4)

Size:	845 sq.ft.	**Age:**	2015 (10 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Cork	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 523
Basement:	-	**LLD:**	-
Exterior:	Concrete, Manufactured Floor Joist, Stone, Vinyl Siding	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	Built-in Features, No Animal Home, No Smoking Home		

Inclusions:	California closet in primary bedroom, Mantle

2 Bedroom, 2 Full Bathroom, Computer Room and Storage with 2 Parking (1 underground heated parking and 1 Stall assigned Parking) and an in unit laundry. The thoughtfully enhanced living space includes a custom TV stand, corner shelves, and additional storage shelves in the living room. The kitchen boasts sleek quartz countertops, while the unit features durable cork flooring throughout, except in the cozy bedrooms. Step onto the balcony with a natural gas connection, perfect for outdoor grilling. With direct access from the staircase door, this unit offers ease and accessibility. The well-maintained building includes condo fees that cover heat, water, waste management and snow removal for a worry-free lifestyle. Situated in a vibrant community, this home is just steps from schools, parks, shopping, and transit. Plus, enjoy quick access to Stoney Trail, Deerfoot Trail, Calgary Airport, and the upcoming C-Train extension at 128 Ave. Nearby playgrounds, soccer fields, and commercial plazas make this unbeatable location for modern living. Don’t miss this incredible opportunity—schedule your viewing today!