



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3311, 240 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2206631



\$299,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 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, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Fob & Garage Opener

Step into this beautifully refreshed condo located in the Skyview community of NE Calgary. This spacious 3rd-floor unit has been updated with brand new carpets and fresh paint, offering a move-in ready space for a quick possession. Featuring two bedrooms and two 4-piece bathrooms, there's ample room to relax. The kitchen is equipped with sleek stainless steel appliances and granite countertops. Plus, there's a cozy office nook perfect for working from home. A generous storage room and convenient in-suite laundry complete the package. You'll also have a titled underground heated parking stall (Unit #491) with a storage cage. Enjoy entertaining on the roomy balcony, complete with a gas line for your BBQ and a pleasant view. Utilities are included, with the exception of electricity. Close to schools, playgrounds, shopping, and major roads like Metis Trail, this condo offers easy access to CrossIron Mills, Costco, and the airport. Don't miss out—call today and make this home yours!