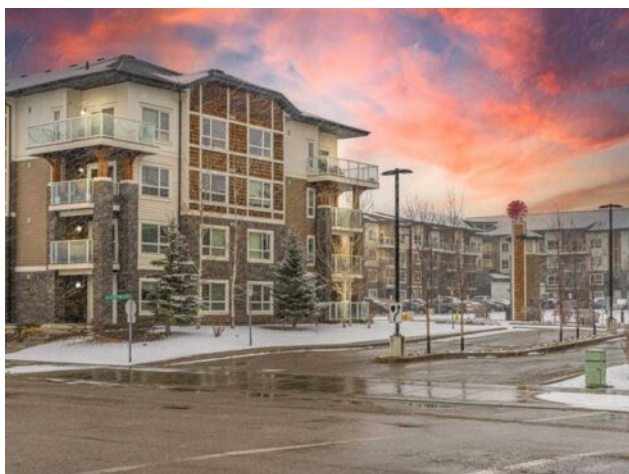


3312, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2199853



\$265,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	633 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Laminate

Roof: -

Basement: -

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: -

Features: No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 386

LLD: -

Zoning: M-2

Utilities: -

Inclusions: N/A

This beautiful 2 bedroom home has been incredibly well maintained and boasts a functional and modern design. The whole unit comes with stylish and durable laminate flooring, warm color tones, and natural lighting with SE exposure. The kitchen features quartz counters with an extended breakfast bar, stainless steel appliances, and a well-designed efficient layout, with full-height cabinetry. The open-concept living area is perfect for relaxing or entertaining and leads to a good-sized balcony complete with gas hook-up for year-round outdoor grilling. This home features, titled parking, excellent proximity to schools, walking paths/greenspaces and shopping nearby, easy access to the airport, and Calgary's efficient ring road or Deerfoot Trail. Call for more information on this stylish and great-value home.