### ROBERT HART MOORE grassroots realty group

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## 3312, 240 Skyview Ranch Road NE Calgary, Alberta

#### MLS # A2199853



Baseboard, Natural Gas

Brick, Vinyl Siding, Wood Frame

Laminate

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## \$265,000

Division:	Skyview Ranch		
Туре:	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:	-		
	Water:	-	
	Sewer:	-	
	Condo Fee:	\$ 386	
	LLD:	-	
	Zoning:	M-2	
	Utilities:	-	

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

Inclusions: N/A

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

Exterior:

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.