

# \$330,000 - 3107, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2230540

**\$330,000**

2 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.00 Acres

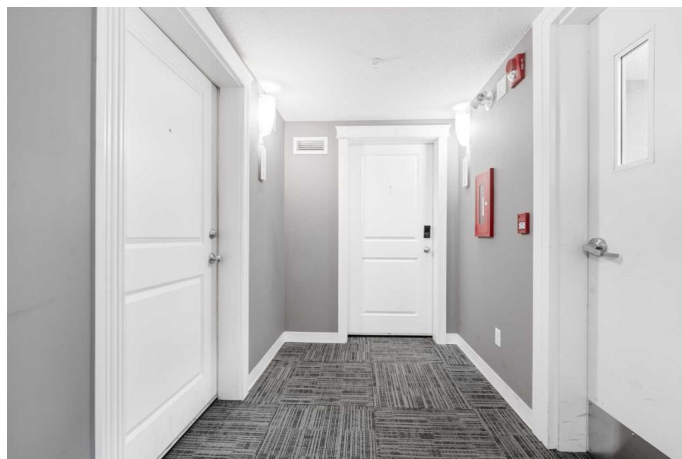
Skyview Ranch, Calgary, Alberta

Welcome to this beautifully fully furnished, move-in ready main floor corner unit offering 944 sq ft of bright and functional living space. Ideally situated just 10 minutes from Calgary International Airport, this south-facing home features 2 spacious bedrooms and 2 full spacious bathrooms.

The modern open-concept layout includes granite countertops, fresh paint, and a stylish, contemporary feel. Both the bedrooms and bathrooms are generously sized, offering comfort and functionality for everyday living. The spacious primary suite is a true retreat, complete with his-and-hers closets and a private 4-piece ensuite. The second bedroom and bathroom are conveniently located on the opposite side, providing added privacy—perfect for guests, roommates, or a home office.

Additional features include in-suite laundry, a titled heated underground parking stall, and a secure storage space. There's also ample visitor parking available for your guests. Step outside to your private ground-level patio, ideal for relaxing or entertaining.

Located within walking distance to schools, parks, and public transit, this home is also just minutes from Costco, CrossIron Mills Mall, and offers easy access to major routes such as Stoney Trail and Deerfoot Trail. You're also only 20 minutes to downtown Calgary, making this an excellent choice for professionals, first-time buyers, downsizers, or investors.



This home truly combines comfort, convenience, and locationâ€”all Fully Furnished and ready for immediate possession. A must-seeâ€”schedule your showing today!

Built in 2015

### Essential Information

MLS® #	A2230540
Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	944
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3107, 240 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0P4

### Amenities

Amenities	Elevator(s), Playground, Visitor Parking
Parking Spaces	1
Parking	Underground, Titled

### Interior

Interior Features	Breakfast Bar, Granite Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	Baseboard, None
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Playground, Storage
Construction	Concrete, Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	June 13th, 2025
Days on Market	47
Zoning	M-2
HOA Fees	85
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.