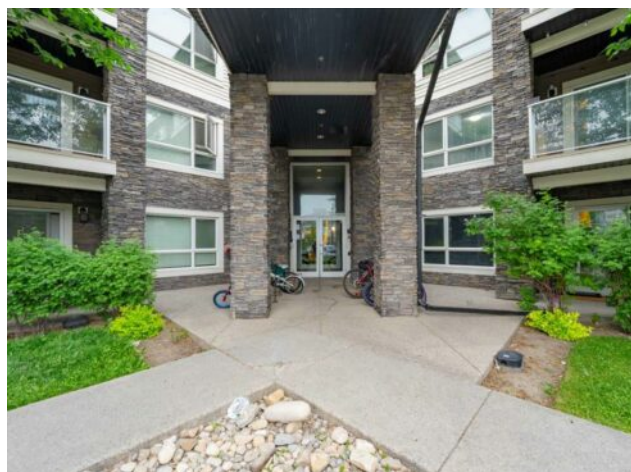


3107, 240 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2230540



\$330,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	944 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, None

Floors: Tile, Vinyl

Roof: -

Basement: -

Exterior: Concrete, Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, Granite Counters

Water: -

Sewer: -

Condo Fee: \$ 565

LLD: -

Zoning: M-2

Utilities: -

Inclusions: All furnitures, TV, lamps,

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 location—all Fully Furnished and ready for immediate possession. A must-see—schedule your showing today!