

# \$324,999 - 3107, 240 Skyview Ranch Road Ne, Calgary

MLS® #A2248984

**\$324,999**

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 located just 10 MINUTES FROM CALGARY INTERNATIONAL AIRPORT, this SOUTH-FACING home features 2 SPACIOUS BEDROOMS and 2 FULL BATHROOMS.

Enjoy a MODERN OPEN-CONCEPT LAYOUT with GRANITE COUNTERTOPS, FRESH PAINT, and a STYLISH CONTEMPORARY FEEL. Both 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 located on the OPPOSITE SIDE for 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 for guests. Step outside to your PRIVATE GROUND-LEVEL PATIO, ideal for RELAXING or ENTERTAINING.

Perfectly situated WITHIN WALKING DISTANCE TO SCHOOLS, PARKS, AND



PUBLIC TRANSIT, and just MINUTES FROM COSTCO, CROSSIRON MILLS MALL, with EASY ACCESS to STONEY TRAIL and DEERFOOT TRAIL. Youâ€™re only 20 MINUTES TO DOWNTOWN CALGARYâ€”making this an excellent choice for PROFESSIONALS, FIRST-TIME BUYERS, DOWNSIZERS, or INVESTORS.

This home truly combines COMFORT, CONVENIENCE, AND LOCATIONâ€”and is FULLY FURNISHED & READY FOR IMMEDIATE POSSESSION.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248984          |
| Price          | \$324,999         |
| 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 | Secured Parking, Snow Removal, Trash, Visitor Parking |
|-----------|-------------------------------------------------------|

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Storage                                                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Lighting, Playground, Storage             |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 8                 |
| Zoning         | M-2               |
| HOA Fees       | 85                |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Smart Realty |
|----------------|-------------------------|

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