3102 240 Skyview Ranch Road NE

Calgary | Active | MLS® A2357403

$265,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**902.55 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Executive Real Estate Services

A closer look

Charming Main-Floor Corner Unit | 2 Bedrooms | 2 Full Bathrooms | Private Patio | Heated Underground Parking!

Welcome to this beautifully situated and inviting 2-bedroom, 2-bathroom corner-unit apartment in the desirable community of Skyview Ranch! Offering a perfect blend of comfort, convenience, and functionality, this lovely main-floor home is an excellent opportunity for first-time homebuyers, small families, downsizers, or investors.

Featuring a thoughtfully designed layout, two spacious bedrooms, and two full bathrooms, this home offers both comfort and privacy. The welcoming living area provides a perfect space to relax or entertain, while the beautiful bedrooms create a cozy retreat at the end of the day. Step outside and enjoy your own private patio-style outdoor space - perfect for morning coffee, relaxing summer evenings, or creating a cozy outdoor retreat throughout the year.

Additional highlights include a desirable corner-unit location, two separate entrances for added convenience, and one heated underground parking stall included - a fantastic bonus, especially during Calgary’s cold winter months. The main-floor location also offers easy accessibility and convenient everyday living.

Ideally located in the vibrant community of Skyview Ranch, this home is close to grocery stores, shopping plazas, restaurants, schools, parks, walking pathways, and public transit. Enjoy convenient access to major roadways, including Metis Trail, Stoney Trail, and Airport Trail, making commuting throughout the city and travelling to Calgary International Airport a breeze.

Whether you’re stepping into homeownership, looking to downsize, or searching for a great investment opportunity, this property offers an excellent combination of location, comfort, and value.

Don’t miss this opportunity to own a wonderful home in one of Northeast Calgary’s convenient and growing communities. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357403
Bedrooms	2
Bathrooms	2
Year Built	2015
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	902.55 sq. ft.
Condo Fee:	$607.00
Condo Fee Includes:	Gas, Heat, Insurance, Interior Maintenance, Parking, Reserve Fund Contributions, Sewer, Snow Removal, Water
HOA Fee Frequency:	Monthly
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)

Num Ensuite Baths:	1
Plan:	1511522
Heating:	Baseboard, Forced Air
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Skymills
Community:	Skyview Ranch
Amenities:	Elevator(s), Parking, Visitor Parking
Appliances:	Electric Range, Refrigerator
Inclusions:	Electric range, refrigerator
Restrictions:	Non-Smoking Building
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 13'8" × 11'5" ·
Main Floor	Bedroom · 12'1" × 10'5" ·

Main Floor	Dining Room · 9'3" × 8'5" ·
Main Floor	Kitchen · 11'2" × 10'6" ·
Main Floor	Living Room · 12'5" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Natural Woodwork, No Smoking Home
Exterior Features:	Barbecue, Storage
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-2
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3102-240-skyview-ranch-road-ne-calgary-a2357403/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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