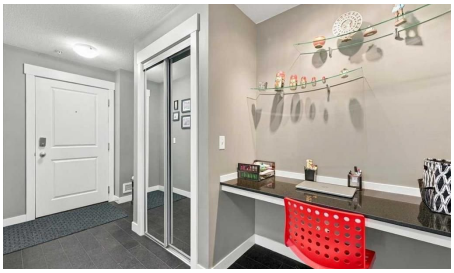
3206 240 Skyview Ranch Road NE

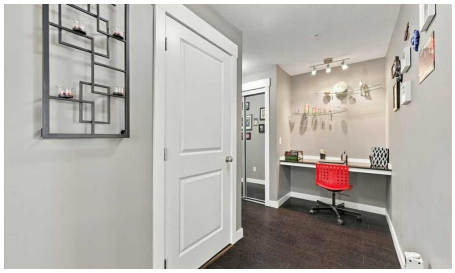
Calgary | Active | MLS® A2356947

$250,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**942.2 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

Welcome to this beautifully situated corner unit offering two bedrooms, two full bathrooms, titled underground parking, and peaceful views of the landscaped green space between! With a bright open concept layout, thoughtful features, and a fantastic location close to everyday amenities and a school, this home offers an ideal blend of comfort, functionality, and convenience.

The entryway features a built-in workstation, perfect for those working from home or looking for a dedicated office space. The main living area offers an open concept design, with additional windows exclusive to its corner positioning allowing natural light to flow throughout the space. The functional kitchen features stone countertops, stainless steel appliances, and a convenient breakfast bar, while the dining area provides plenty of room for everyday meals or entertaining. The spacious living room offers a comfortable place to relax and unwind, with large windows on two sides and direct access to your private covered balcony overlooking the treed green space, providing a peaceful outdoor space to enjoy your morning coffee or relax during the warmer months.

The generously sized primary bedroom features a walk-through closet leading into a private four piece ensuite bathroom, while the second bedroom provides excellent flexibility for guests, family, or additional workspace. A second full bathroom and convenient in-suite laundry complete the home's practical and well designed layout.

Additional features include titled underground parking with an assigned storage locker conveniently located in front of the stall, providing extra space for seasonal items and everyday storage.

Located in a welcoming community just steps from walking paths, parks, schools, shopping, restaurants, coffee shops, and nearby transit, this fantastic corner unit offers an outstanding opportunity for first time buyers, downsizers, or anyone looking for comfortable, low maintenance living in a convenient location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356947
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:	942.2 sq. ft.
Condo Fee:	$622.42
Condo Fee Includes:	Common Area Maintenance, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	Southeast
Unit Exposure:	West
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	2
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
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Softwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$84.63
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Skymills
Community:	Skyview Ranch
Amenities:	Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 11'10" × 11'2" ·
Main Floor	Bedroom · 11'10" × 11'6" ·

Title to Land:	Fee Simple
Community Features:	Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3206-240-skyview-ranch-road-ne-calgary-a2356947/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.