



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**3107, 240 Skyview Ranch Road NE**  
**Calgary, Alberta**

**MLS # A2230540**



**\$330,000**

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

<b>Heating:</b>	Baseboard, None	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 565
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters		

<b>Inclusions:</b>	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&mdash;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&rsquo;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&rsquo;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&mdash;all Fully Furnished and ready for immediate possession. A must-see&mdash;schedule your showing today!