

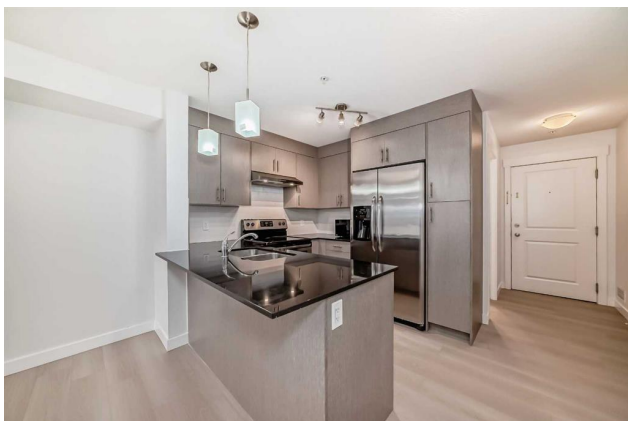


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 SKYVIEW RANCH Road #3303, Calgary T3N0P4**

MLS® #: **A2133070**      Area: **Skyview Ranch**      Listing Date: **05/20/24**      List Price: **\$319,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Stall,Titled**

Finished Floor Area

Abv Sqft: **632**  
 Low Sqft:  
 Ttl Sqft: **632**

DOM

**36**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

Construction:  
**Concrete,Manufactured Floor Joist,Post & Beam,Stone,Vinyl Siding,Wood Frame**

Flooring:  
**Carpet,Ceramic Tile,Vinyl**

Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Chandelier,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 10`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 9`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`11"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`1" x 7`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`6" x 11`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`3" x 3`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`5" x 6`8"</b>	<b>Entrance</b>	<b>Main</b>	<b>5`10" x 4`0"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$391

Fee Simple  
Fee Freq:  
Monthly

M-2

Legal Desc: 1511522

Remarks

Pub Rmks: **ATTENTION FIRST TIME HOME BUYERS AND INVESTORS !! Welcome to the absolutely stunning 2 bedroom 1 bathroom Condo with in-suite laundry, bright and spacious 3rd floor unit just across the street from K-9 Prairie Sky School . It boasts open concept design, recently renovated with brand new vinyl flooring in the living area and carpet in the bedrooms. The kitchen boasts granite counter tops, stainless steel appliances and plenty of cabinet space. From the living room, you can easily access the inviting balcony, a perfect spot for relaxation or outdoor gatherings. The property includes titled parking stall just next to the building entrance. BACK IN THE MARKET DUE TO FINANCING.**

Inclusions: N/A  
Property Listed By: Greater Property Group

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



