



THE
A-TEAM

**RE/MAX
FIRST**

240 SKYVIEW RANCH Road #1310, Calgary T3N 0P4

MLS® #: **A2146984** Area: **Skyview Ranch** Listing Date: **07/05/24** List Price: **\$345,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 10-Aug** 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:

Parkade,Titled,Underground

Finished Floor Area

Abv Sqft: **841**
 Low Sqft:
 Ttl Sqft: **841**

DOM

73
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Other**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Storage**

Construction: **Concrete,Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Elevator,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`1" x 4`2"	Kitchen	Main	8`7" x 12`10"
Living Room	Main	10`6" x 10`11"	Dining Room	Main	10`2" x 10`0"
Office	Main	4`6" x 6`0"	Walk-In Closet	Main	6`0" x 3`6"
Bedroom - Primary	Main	11`1" x 11`2"	4pc Ensuite bath	Main	8`3" x 4`11"
Bedroom	Main	10`8" x 9`9"	4pc Bathroom	Main	8`4" x 4`11"
Walk-In Closet	Main	6`8" x 7`7"	Balcony	Main	10`6" x 6`7"

Legal/Tax/Financial

Condo Fee:
\$559

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1413189**

Remarks

Pub Rmks: **Welcome to this beautiful, maintained condo in Skyview Ranch! This unit has 2 bedrooms and 2 full 4 pce bathrooms and an open floor plan! Fully equipped with large kitchen with lots of cabinets and an island, plus a pantry! Living room is large and can fit a large sectional or sofa and love seat. The separate dining area keeps the space very open and functional! There is also an office area with built in desk that leads into a large front entry walk in closet which can be used for storage! This unit has newer flooring and paint and is ready to for you to move in! Lots of space and located very close to schools. Lots of amenities close by including banks, restaurants, Freshco and easy access to Stoney and Deerfoot Trail and only 7 minutes to Crossiron Mills!**

Inclusions: **none**
Property Listed By: **CIR Realty**

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