



THE
A-TEAM

**RE/MAX
FIRST**

240 SKYVIEW RANCH Road #2404, Calgary T3N0P4

MLS® #: **A2151966** Area: **Skyview Ranch** Listing Date: **08/01/24** List Price: **\$339,900**
 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: **Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **835**
 Low Sqft:
 Ttl Sqft: **835**

DOM

48
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Other**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Stone Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`5" x 5`11"	Dining Room	Main	7`10" x 8`11"
Kitchen	Main	7`9" x 9`1"	Living Room	Main	10`6" x 10`10"
Bedroom - Primary	Main	11`1" x 11`2"	Bedroom	Main	9`9" x 13`1"
Flex Space	Main	4`7" x 5`11"	Storage	Main	3`6" x 6`0"
Laundry	Main	3`3" x 3`3"	4pc Bathroom	Main	4`11" x 8`4"
4pc Ensuite bath	Main	4`10" x 8`4"			

Legal/Tax/Financial

Condo Fee:
\$531

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1510090**

Remarks

Pub Rmks: **Welcome to your stunning TOP FLOOR condo with titled underground parking, and in-suite laundry. This immaculate 2 bed, 2 bath unit boasts exquisite updates and high-end finishes throughout. Step into a modern kitchen featuring beautiful stone counters, stainless steel appliances, full height cabinetry, and a fridge equipped with ice and water. The open-concept living space includes an additional office nook/tech space, perfect for working from home. Enjoy the convenience of in-suite laundry with your own washer and dryer, no more sharing! The primary bedroom offers double closets and a private bath. The condo shines with stylish vinyl plank flooring, refreshed lighting, and designer Benjamin Moore paint. The large east-facing balcony offers beautiful morning light and is perfect for relaxing. This unit also comes with an underground titled parking stall, which includes an additional storage cage right at your parking spot for extra convenience. Plus, there's a good-sized storage closet in the unit for all your organization needs. Location is a dream with close access to schools (right across from Prairie Sky K-9 School), major transportation routes including Metis and Stoney Trail, and under 20 minutes to the Calgary International Airport. Don't miss the chance to make this beautifully updated condo your new home!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







