

240 SKYVIEW RANCH Road #3405, Calgary T3N 0P4

MLS®#: **A2153990** Area: **Skyview Ranch** Listing **08/02/24** List Price: **\$324,900**

Status: Pending County: Calgary Change: -\$25k, 07-Sep Association: Fort McMurray

Date:



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

Year Built: 2014 Abv Sqft: 836
Lot Information Low Sqft:

Finished Floor Area

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

2.0 (2 0)

Apartment

47

Lot Sz Ar: Ttl Sqft: **836**

Lot Shape:

Access: Lot Feat:

Park Feat: Guest, Parkade, Secured, Titled, Underground

Utilities and Features

Flooring:

Roof: Asphalt Shingle Construction:

Heating: Baseboard Stone, Vinyl Siding, Wood Frame

Sewer:

Ext Feat: Balcony,BBQ gas line,Courtyard,Lighting Ceramic Tile,Vinyl Water Source: Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

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Int Feat: Breakfast Bar,Ceiling Fan(s),Elevator,Granite Counters,No Smoking Home,Open Floorplan,Storage
Utilities:

Room Information

Level <u>Level</u> Room Dimensions Room Dimensions Main **Living Room** Main 10`10" x 10`6" Kitchen 8`5" x 12`9" **Bedroom - Primary** Main 11`2" x 13`3" **Bedroom** Main 9`7" x 13`0" 4`10" x 8`4" 4pc Bathroom Main 8'4" x 4'10" 4pc Ensuite bath Main **Dining Room** Main 9`4" x 10`4" Foyer Main 4`4" x 2`4" 3`10" x 3`3" Laundry Main Storage Main 3`6" x 5`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

Fee Freq: **Monthly**

Legal Desc: **1511522**

Remarks

Pub Rmks:

Are you looking for a top floor condo with the benefits of having no one living above you, then come view this extremely well-maintained condo in Skyview Ranch. With over 836 sqft of living space this beautiful home has an open and inviting floor plan. This home is like new with its modern finishings, from the floor to ceiling white cabinetry, with closed in soffits and built-in pantry to its stainless-steel appliances, sleek granite counters, fully tiled backsplash and luxury vinyl plank flooring. The kitchen is well designed with ample counter space, cupboards, and bar seating. A number of the stainless-steel appliances have been recently replaced, the stove in 2022, microwave hood cover in 2024 and dishwasher in 2021. The cozy living room accesses the extra-large balcony, another great space to enjoy some well-deserved down time. There are two spacious bedrooms, one with a convenient ensuite bathroom and his and her closets. You will find that this is a very desirable floor plan because it allows for ample privacy, with the bedrooms being separated by the main living space. The ensuite bathroom and 4piece main bath have tiled flooring and the same granite counters as the kitchen and office area. This condo has an in-suite storage room, in suite laundry, and a titled heated underground parking stall with storage cage at the front. The location of Skyview Ranch has its perks too, being close to the Calgary airport, Deerfoot trail and Stoney trail. It also has an abundance of parks, schools and greenspaces to enjoy.

Inclusions: Keys and Fobs

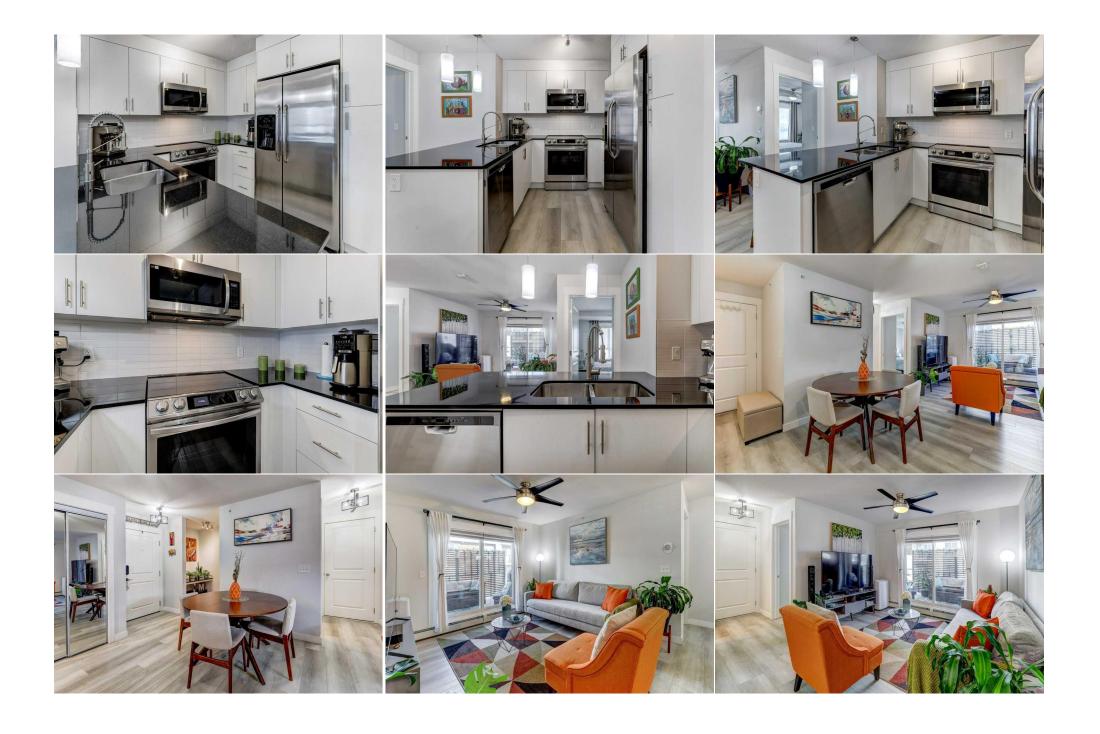
Property Listed By: Real Estate Professionals Inc.

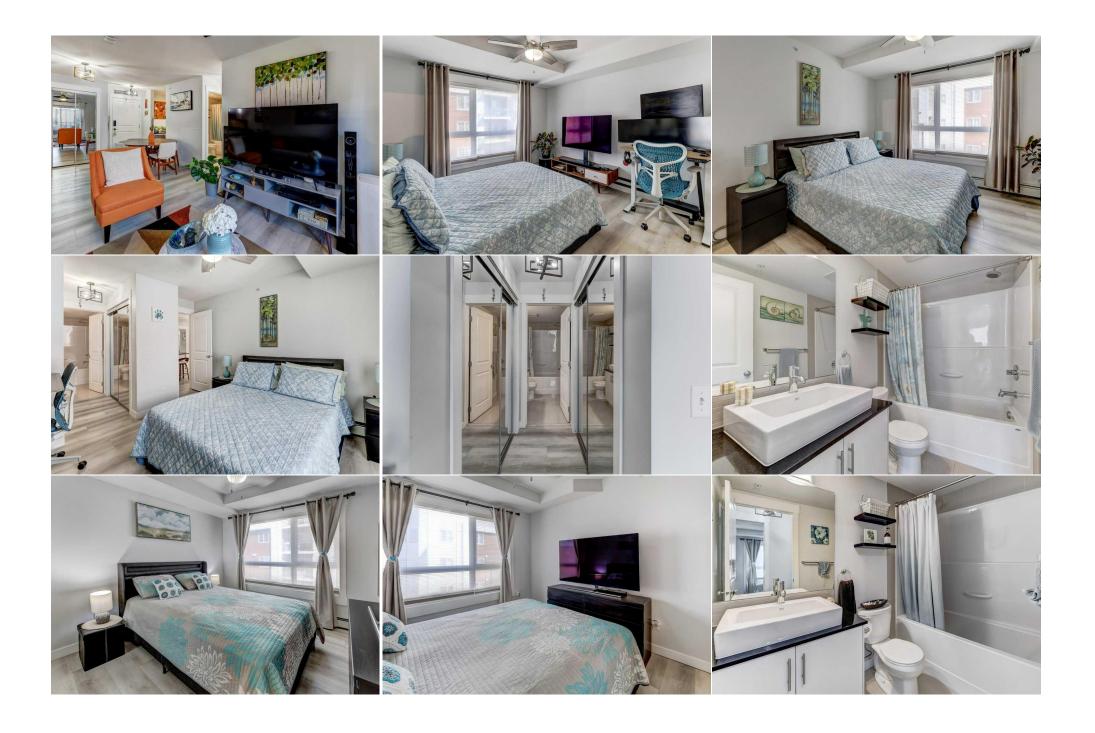
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















3405-240 Skyview Ranch Rd NE, Calgary, AB

Main Floor Interior Acea 536.58 sq ft



White regions are excluded from total floor area in KUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verifications.