



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 SKYVIEW RANCH Road #3405, Calgary T3N 0P4**

MLS® #: **A2153990**

Area: **Skyview Ranch**

Listing Date: **08/02/24**

List Price: **\$324,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area  
Abv Sqft: **836**  
Low Sqft:  
Ttl Sqft: **836**

DOM

**47**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Guest, Parkade, Secured, Titled, Underground**

Utilities and Features

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

Construction: **Stone, Vinyl Siding, Wood Frame**  
Flooring: **Ceramic Tile, Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, No Smoking Home, Open Floorplan, Storage**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$517

Fee Simple

M-2

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 Area 538.58 sq. ft.



PREPARED: 2024/09/02



While square meters are excluded from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.