

240 SKYVIEW RANCH Road #3309, Calgary T3N 0P4

MLS®#: **A2155849** Area: **Skyview Ranch** Listing Date: **08/07/24** List Price: **\$324,900**
 Status: **Active** County: **Calgary** Change: **-\$100, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

42
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Access:
 Lot Feat:
 Park Feat: **Guest,Secured,Titled,Underground**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line,Storage**
 Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Granite Counters,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`6" x 4`9"	4pc Ensuite bath	Main	4`8" x 8`10"
Bedroom	Main	11`7" x 8`9"	Living Room	Main	14`9" x 11`4"
Bedroom - Primary	Main	19`6" x 13`4"			

Legal/Tax/Financial

Condo Fee: **\$503** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 1511522

Remarks

Pub Rmks: **MOTIVATED SELLER for a quick sale. Welcome to Skymills in the heart of Skyview Ranch. Located within a short walking distance from both Prairie Sky School and Apostles of Jesus School. This Luxury CORNER UNIT has 2 Beds & 2 full Baths, TITLED Underground Heated Parking, and Assigned Storage. Loads of natural light enter the home as all the windows are South Facing, including the spacious Balcony with a VIEW & BBQ Gas Hookup (including the BBQ)! Featuring brand new LUXURY VINYL PLANK light oak flooring and fresh paint throughout the home, a HUGE Primary Bedroom fit for a King (literally!), with upgraded Bathroom Vanities with Granite Countertops in both baths and an elegant color scheme. A stunning Corner Kitchen with ample cabinetry, a full suite of Stainless Steel Appliances, Granite Counters with an extended Breakfast Bar, and En-suite Laundry. With Stoney and Deerfoot Trail around the corner, minutes away from the Airport and Cross Iron Mills. This unit will not disappoint, book a showing today!**

Inclusions: **BBQ on Balcony**
Property Listed By: **eXp Realty**

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





