



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 SKYVIEW RANCH Road #2102, Calgary T3N 0P4**

MLS® #: **A2156960**

Area: **Skyview Ranch**

Listing Date: **08/11/24**

List Price: **\$329,900**

Status: **Pending**

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:

Finished Floor Area  
Abv Sqft: **846**  
Low Sqft:  
Ttl Sqft: **846**

**Parkade, Titled, Underground**

DOM

**38**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Concrete, Stone, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Built-in Features, See Remarks**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$531

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1510090

Remarks

Pub Rmks: **Welcome to this well maintained two-bedroom, two-bathroom condo located on the ground floor in Skymills. The Prairie Sky school is directly across the street and Apostles of Jesus school is just one block away! Ground floor unit provides direct access to a beautiful stonework patio with landscaped grassy common area with maturing trees. In the center of the complex is a charming windmill on the large common greenspace. The titled parking stall is an underground corner stall and is the largest one in the building, with a very large storage cage. There is also an additional storage area in-suite as well. Frigidaire appliance set in the kitchen and Maytag washer/dryer set in-suite. Each bedroom is large, with large closets. The primary bedroom is large and easily fits a king-sized bed with lots of room to spare! It has a walk-through double closet leading to a 4-piece bathroom. Floating luxury vinyl plank flooring in the main living area for low maintenance cleaning. With a small office area and an open living area, this condo is a great home choice. Conveniently located with easy access to Stoney Trail, Metis Trail, and just minutes from Deerfoot Trail and Calgary Airport and very close to school, playground and shops. This property also presents an excellent investment opportunity with great rental potential. C-train service has been approved to be extended into Skyview and will be coming soon as well. Condo fees include landscaping, heat, water, insurance, management and building maintenance that includes a heated ramp for the underground parking. Schedule a showing today, this unit won't last long!**

Inclusions: none

Property Listed By: DreamHouse Realty Ltd.

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















