



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 SKYVIEW RANCH Road #1304, Calgary T3N 0P4**

MLS® #: **A2163159**      Area: **Skyview Ranch**      Listing Date: **09/05/24**      List Price: **\$325,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

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

DOM

**13**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>10`10" x 10`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 7`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 10`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 11`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 9`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`2" x 3`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$559**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1413189**

Remarks

Pub Rmks: **Incredible!!! Excellent 2 bed + 2 Bath apartment and ready for a quick move-in possession. Most popular floor plan with 2 bedrooms featuring many upgrades such as Sunny East balcony view, cork/tile/carpet flooring, in-suite laundry room/storage room, Stainless steel appliances, self-clean stove, and ensuite bathroom! Almost 850 sf of actual square footage, not including the outside 10' x 7' balcony. You'll love the bright, open, modern design with an oversized great room overlooking the kitchen—a Great kitchen with modern grey cabinets and doors. The primary bedroom is large & has a walk-through closet with more east views. Bonus: This condo also comes with an underground parking stall... Plus front lobby secured doors with video cameras. It's close to the schools, tons of shopping, stores, and recreation are just around the corner... WOW! Quick possession is available on this vacant condo. I also invite you to view my 3D virtual tour of this home. Click on the tour icon! Call your friendly REALTOR(R) to book a viewing!**

Inclusions: **N/A**  
Property Listed By: **Jayman Realty Inc.**

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

**1304, 240 SKYVIEW RANCH ROAD NE**  
UNAPPORTIONED: 448.19 SQ.FT. / 78.81 SF  
TOTAL ABOVE GRADE RMS SIZE: 448.19 SQ.FT. / 78.81 SF







