



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 SKYVIEW RANCH Road #3304, Calgary T3N0P4**

MLS®#: **A2167218**

Area: **Skyview Ranch**

Listing Date: **09/21/24**

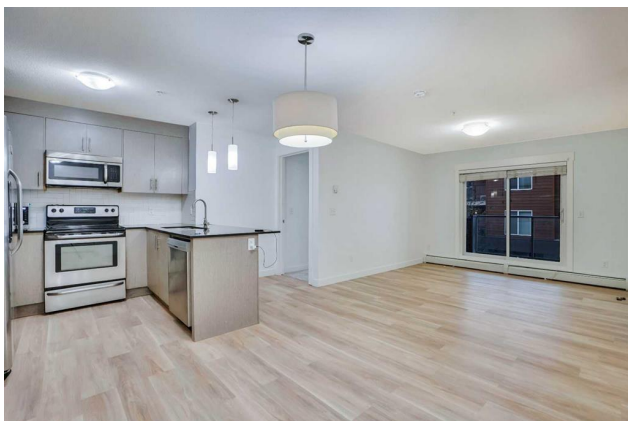
List Price: **\$314,900**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **835**  
Low Sqft:  
Ttl Sqft: **835**

DOM

**73**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Heated Driveway,Parkade,Secured**

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

**Concrete,Manufactured Floor Joist,Post & Beam,Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Vinyl**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Electric Oven,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**

Int Feat:

**Chandelier,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 13`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 10`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`7" x 12`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`11" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 13`3"</b>	<b>Office</b>	<b>Main</b>	<b>4`11" x 6`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`4"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$517

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

M-2

Legal Desc: **1511522**

Remarks

Pub Rmks: **Welcome to this delightful Condo nestled in the vibrant Skyview community of Northeast Calgary. This new listing offers a spacious 835 square feet of living space, perfect for those seeking a comfortable and modern lifestyle, Bright and spacious 3rd floor unit just across the street from K-9 Prairie Sky School. Boasting 2 bedrooms, 2 bathrooms, office space along with the Titled Heated underground parking and storage area. The primary bedroom serves as a peaceful retreat, with walk through closet and 4 pc bath. Second bedroom is of generous size with large closet. This home offers an open concept design, with in-suite laundry, brand new flooring in the living area and brand new carpet in the bedrooms. The kitchen boasts granite counter tops, stainless steel appliances and plenty of cabinet space. From the living room, you can easily access the inviting balcony, a perfect spot for relaxation or outdoor gatherings. It has all the amenities you need within the walking distance, including schools, parks, Grocery stores and a bus stop just next to the building.**

Inclusions: **N/A**  
Property Listed By: **Greater Property Group**

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





