



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 SKYVIEW RANCH Road #2411, Calgary T3N 0P4**

MLS® #: **A2171209**      Area: **Skyview Ranch**      Listing Date: **10/06/24**      List Price: **\$320,000**  
 Status: **Active**      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:

**Underground**

Finished Floor Area

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

DOM

**46**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Central**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Playground**

Construction: **Concrete,Stone,Vinyl Siding**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Laminate Counters,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 11`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 4`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 9`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 4`11"</b>

Legal/Tax/Financial

Condo Fee: **\$628**      Title: **Fee Simple**      Zoning: **M-2**  
 Fee Freq: **Monthly**

Legal Desc: 1510090

Remarks

Pub Rmks: **Welcome to this bright and open concept kitchen apartment with 2 spacious bedrooms and 2 bathroom. This unit has a modern and bright colour, is clean and well maintained, and it faces a wide open space. This condo has in-suite laundry, titled underground parking and a storage cage in the heated parkade. A large balcony with a BBQ gas line, stainless steel appliances. LOCATION - 5 minutes to Deerfoot Trail, Métis Trail around the corner and two different access points to Stoney Trail. 10-minute drive to Cross Iron Mills and Costco and 15 minutes to the airport.**

Inclusions: n/a  
Property Listed By: RE/MAX First

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







