

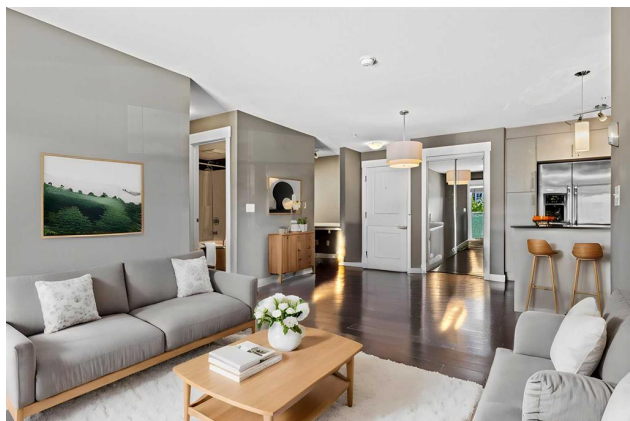


THE
A-TEAM

**RE/MAX
FIRST**

240 SKYVIEW RANCH Road #2308, Calgary T3N 0P4

MLS®#: **A2171925** Area: **Skyview Ranch** Listing Date: **10/10/24** List Price: **\$324,900**
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:

Heated Garage,Titled,Underground

Finished Floor Area

Abv Sqft: **840**
Low Sqft:
Ttl Sqft: **840**

DOM

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 4`11"	4pc Ensuite bath	Main	8`5" x 4`11"
Bedroom	Main	13`0" x 9`9"	Bedroom - Primary	Main	13`2" x 11`2"
Kitchen	Main	17`10" x 12`10"	Living Room	Main	10`11" x 10`7"

Legal/Tax/Financial

Condo Fee: **\$523** Title: **Fee Simple** Zoning: **M-2**
Fee Freq:

Legal Desc:

1510090

Monthly

Remarks

Pub Rmks:

Welcome to this beautifully maintained two-bedroom, two-bathroom condo located on the 3rd floor in Skymills located in the highly sought-after Skyview Ranch community! Step inside to a spacious kitchen, dining area, and versatile flex/office space. The living room, bathed in natural light from the large patio door, opens to a delightful outdoor patio. Enjoy in-suite laundry, heated underground titled parking, and additional storage. The chef's dream kitchen features a large island, bar seating, granite countertops, stainless steel appliances, and ample cabinet space. The open-concept living and dining area is perfect for gatherings and entertaining. The primary bedroom boasts a luxurious 4-piece en-suite bathroom. A second large bedroom and additional 4-piece bathroom offer plenty of space for family or guests. The flex/office space is ideal for working from home. This property has been very well maintained from the original owner, never got rented out! 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.

Inclusions:

N/A

Property Listed By:

eXp Realty

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



