



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 SKYVIEW RANCH Road #1109, Calgary T3N0P4**

MLS® #: **A2173938**

Area: **Skyview Ranch**

Listing Date: **10/24/24**

List Price: **\$305,000**

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:

**Plug-In,Stall,Titled**

Finished Floor Area

Abv Sqft: **843**  
Low Sqft:  
Ttl Sqft: **843**

DOM

**89**

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,Hot Water**  
Sewer:  
Ext Feat: **BBQ gas line,Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,No Smoking Home,Open Floorplan,Stone Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>10`6" x 10`9"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>8`6" x 9`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 10`7"</b>
<b>Office</b>	<b>Main</b>	<b>4`6" x 6`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 11`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`2" x 3`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 8`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$559**

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

Zoning:  
**M-2**

Legal Desc: **1413189**

Remarks

Pub Rmks: **Welcome to this charming main-floor 2-bedroom, 2-bathroom apartment located in the desirable Skyview community. This bright, open-concept unit boasts a modern kitchen with sleek cabinetry, stainless steel appliances, and a convenient breakfast bar. The dining area comfortably fits a 4-person table, while a dedicated den offers the perfect space for working from home. Relax in the cozy living room, which opens to a patio—ideal for enjoying your morning coffee or unwinding after a long day. The primary bedroom features a walk-through closet leading to a stylish 4-piece ensuite. The second bedroom, positioned on the opposite side of the unit for added privacy, is perfect for guests or family members. Completing the space is an in-suite stacked washer and dryer for your convenience. This fantastic unit also includes a titled parking stall! Pet-friendly, well-managed complex! With its modern finishes and thoughtful layout, this apartment is perfect for first-time buyers or investors. Don't miss the opportunity to make this your new home! Check out the 3D Tour**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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







