



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:

Finished Floor Area
Abv Sqft: **843**
Low Sqft:
Ttl Sqft: **843**

Plug-In,Stall,Titled

DOM

27
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
Living Room	Main	10`6" x 10`9"
Eat in Kitchen	Main	8`6" x 9`1"
Bedroom	Main	9`8" x 10`7"
Office	Main	4`6" x 6`0"
4pc Ensuite bath	Main	4`11" x 8`3"

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

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







