



THE
A-TEAM

**RE/MAX
FIRST**

240 SKYVIEW RANCH Road #1302, Calgary T3N 0P4

MLS® #: **A2177701** Area: **Skyview Ranch** Listing Date: **11/06/24** List Price: **\$309,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **937**
 Low Sqft:
 Ttl Sqft: **937**

Parkade, Underground

DOM

15
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: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`9" x 8`2"	Living Room	Main	11`1" x 11`1"
Kitchen	Main	12`2" x 9`5"	Laundry	Main	3`3" x 3`2"
Bedroom - Primary	Main	11`9" x 11`3"	Bedroom	Main	13`11" x 11`9"
Foyer	Main	13`9" x 5`11"	Balcony	Main	9`4" x 6`7"
4pc Ensuite bath	Main	8`6" x 4`11"	4pc Bathroom	Main	8`6" x 4`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$628

Fee Simple

M-2

Fee Freq:
Monthly

Legal Desc: **1413189**

Remarks

Pub Rmks: **This is amazing 2 Bed 2 Bath condo in Skyview Ranch on a third level with beautiful view as the unit sits on the corner.! This condo is Perfect for first time buyers or investors. This Bright & Spacious CORNER UNIT has all kind of light through out the day. This 937 SqFt condo boasts an open floor plan, with lots of space for a family! The Kitchen features Stainless Steel Appliances, plenty of Cabinetry, Quartz Countertops and a Breakfast Bar. The Living Area is Open and Spacious, with a dining area and a large north and west facing balcony just off the Living Room. Excellent layout provides privacy with the 2 bedrooms separated on opposite sides of the condo. very good size Primary Bedroom with walk-through closet & 4 pc Bath. 2nd bedroom is generous in size with a large closet . One Titled Parking Stall and a storage and storage space in the garage is a plus. So this is a perfect unit for first time home buyer or investor**

Inclusions:
Property Listed By: **none**
Century 21 Bravo Realty

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





