



THE
A-TEAM

**RE/MAX
FIRST**

240 SKYVIEW RANCH Road #4214, Calgary T3N0P4

MLS® #: **A2181158** Area: **Skyview Ranch** Listing Date: **11/26/24** List Price: **\$339,900**
 Status: **Pending** 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **941**
 Low Sqft:
 Ttl Sqft: **941**

DOM

25
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Courtyard, Lighting**

Construction: **Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`10" x 16`2"	Living Room	Main	14`2" x 15`0"
Kitchen	Main	8`0" x 8`1"	Dining Room	Main	9`10" x 10`10"
Bedroom	Main	14`0" x 11`9"	4pc Ensuite bath	Main	8`8" x 4`11"
4pc Bathroom	Main	8`7" x 8`7"			

Legal/Tax/Financial

Condo Fee: **\$578** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq: **Monthly**

Legal Desc: **1510854**

Remarks

Pub Rmks: **Welcome to this beautifully maintained and UPGRADED CORNER UNIT CONDO, located on the second floor offers over 941 sq ft of comfortable living space, featuring 2 spacious bedrooms, 2 full bathrooms, and the convenience of titled heated underground parking and secure caged storage locker. As you enter, you'll be greeted by an open-concept design that includes a well-appointed kitchen, a dining area, and a versatile flex space perfect for an office. The kitchen is a chef's dream, featuring a large counter with bar seating, granite countertops, stainless steel appliances. The owner has invested over \$15k in upgrades including CUSTOM CABINETS (in Kitchen, Office Space and Entryway Area), HALL TREE ENTRYWAY BENCH ,COAT RACK with SHOE STORAGE, SMART LOCK for main DOOR (Schlage Wi-Fi Deadbolt Smart Lock), SMART 2-WAY SECURITY RING DOORBELL, WATER PURIFIER (R.O SYSTEM), NEW SAMSUNG DISHWASHER, NEW LIGHT FIXTURES(Kitchen and dining) and BOTH WASHROOMS FIXTURES, New VINYL PLANK FLOORING (no carpet) has been installed throughout the unit, PATIO TILES, REMOTE CONTROLLED ZEBRA BLINDS for all windows and CEILINGS FANS in both bedrooms and Living room add extra convenience and comfort. Located in the vibrant Skyview Ranch community, this condo offers easy access to local amenities, parks, schools, shopping, and major roadways. Whether you're a first-time homebuyer, a growing family, or someone looking for a modern, low-maintenance property, this unit is the perfect place to call home. Don't miss your chance to own this upgraded, move-in ready condo—schedule your showing today!**

Inclusions: **Door bell/camera, remote controlled blinds, Custom cabinets to the left of the front door**
Property Listed By: **PREP Realty**

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











