



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 SKYVIEW RANCH Road #1411, Calgary T3N 0P4**

MLS®#: **A2182133**      Area: **Skyview Ranch**      Listing Date: **12/04/24**      List Price: **\$309,900**  
 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:

Finished Floor Area  
 Abv Sqft: **842**  
 Low Sqft:  
 Ttl Sqft: **842**

DOM

**59**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 8`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`6" x 10`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`5" x 10`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>4`2" x 6`0"</b>
<b>Nook</b>	<b>Main</b>	<b>4`7" x 5`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 11`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`4" x 4`11"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>3`6" x 6`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 4`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`3" x 3`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 9`9"</b>	<b>Balcony</b>	<b>Main</b>	<b>8`4" x 10`6"</b>

Condo Fee:  
**\$559**

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

Zoning:  
**M-2**

Legal Desc: **1413189**

Remarks

Pub Rmks: **Welcome to the beautiful Skymills in Skyview Ranch, where top-floor living meets comfort and style. As you step inside this quiet, open-concept unit, you are greeted by a spacious living area flooded with natural light. The west-facing balcony invites you to relax and enjoy breathtaking sunsets, with a gas hookup ready for summer barbecues. Imagine unwinding here, basking in the warmth of the evening sun and taking in those stunning views. The modern kitchen is both stylish and functional, featuring full-height maple cabinets, sleek stainless steel appliances, granite countertops, and cork flooring. It's the perfect space for preparing meals while staying connected to the open living area. Your private retreat awaits in the master bedroom, offering his-and-hers closets with full-length mirrored sliding doors that lead to a 4-piece ensuite. The second bedroom is spacious and versatile, ideal for guests, an office, or whatever suits your needs. In addition to in-suite front-load laundry, this unit includes a heated, titled underground parking stall and a secure caged storage locker for added convenience. Condo fees cover heat, water, snow removal, professional management, and more for a hassle-free living experience. With easy access to Stoney Trail, Deerfoot Trail, and the airport, plus numerous amenities just steps away, this location offers both convenience and lifestyle. Experience the charm of top-floor living and those unforgettable sunsets—book your showing today!**

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

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













