



THE
A-TEAM

**RE/MAX
FIRST**

240 SKYVIEW RANCH Road #3303, Calgary T3N0P4

MLS®#: **A2183020** Area: **Skyview Ranch** Listing Date: **12/10/24** List Price: **\$272,000**
 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: **Stall**

Finished Floor Area

Abv Sqft: **632**
 Low Sqft:
 Ttl Sqft: **632**

DOM

11
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Playground**

Construction: **Concrete, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Oven, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Chandelier, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`2" x 10`4"	Bedroom	Main	9`10" x 9`8"
4pc Bathroom	Main	8`1" x 4`11"	Kitchen With Eating Area	Main	9`1" x 7`9"
Living Room	Main	16`6" x 11`1"	Laundry	Main	3`3" x 3`2"
Balcony	Main	8`1" x 4`11"	Entrance	Main	5`10" x 4`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$391

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: **1511522**

Remarks

Pub Rmks: **ATTENTION INVESTORS AND FIRST TIME HOME BUYERS !! Welcome to the absolutely stunning 2 bedroom 1 bathroom Condo with in-suite laundry, bright and spacious 3rd floor unit just across the street from K-9 Prairie Sky School . It boasts open concept design, with brand new flooring in the living area and brand new carpet in the bedrooms. The kitchen boasts granite counter tops, stainless steel appliances and plenty of cabinet space. From the living room, you can easily access the inviting balcony, a perfect spot for relaxation or outdoor gatherings. The property includes titled parking stall just next to the building entrance. The condo fee covers the cost of common area maintenance, heat, water, insurance, reserve fund contributions, snow removal, trash, and parking management, Basically everything except electricity. It has all the amenities you need, just across the street from Prairie Sky School, Parks, Restaurants Grocery stores within a walking distance and a bus stop just next to the building.**

Inclusions: **none**
Property Listed By: **Greater Property Group**

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





