



THE
A-TEAM

**RE/MAX
FIRST**

240 SKYVIEW RANCH Road #3304, Calgary T3N0P4

MLS® #: **A2183093** Area: **Skyview Ranch** Listing Date: **12/10/24** 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:

Assigned,Heated Driveway,Parkade,Secured,Underground

Finished Floor Area

Abv Sqft: **835**
 Low Sqft:
 Ttl Sqft: **835**

DOM

53

Layout

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

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Barbecue,BBQ gas line,Covered Courtyard**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`9" x 13`1"	Dining Room	Main	9`8" x 10`6"
Kitchen	Main	8`7" x 12`10"	Living Room	Main	10`11" x 10`6"
Bedroom - Primary	Main	11`2" x 13`3"	Office	Main	4`11" x 6`0"
4pc Bathroom	Main	8`7" x 4`11"	4pc Ensuite bath	Main	4`11" x 8`4"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$517

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1511522

Remarks

Pub Rmks: **Welcome to this delightful Condo nestled in the vibrant Skyview community of Northeast Calgary. This new listing offers a spacious 835 square feet of living space, perfect for those seeking a comfortable and modern lifestyle, Bright and spacious 3rd floor unit just across the street from K-9 Prairie Sky School. Boasting 2 bedrooms, 2 bathrooms, office space along with the Titled Heated underground parking and storage area. The primary bedroom serves as a peaceful retreat, with walk through closet and 4 pc bath. Second bedroom is of generous size with large closet. This home offers an open concept design, with in-suite laundry, 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 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: **N/A**
Property Listed By: **Greater Property Group**

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





