



THE
A-TEAM

**RE/MAX
FIRST**

240 SKYVIEW RANCH Road #2403, Calgary T3N 0P4

MLS® #: **A2183646** Area: **Skyview Ranch** Listing Date: **01/09/25** 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:

Finished Floor Area

Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,Kitchen Island,Open Floorplan**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|-----------------------|--------------------------|--------------|----------------------|
| Living Room | Main | 15`1" x 15`10" | Kitchen | Main | 8`3" x 8`8" |
| Dining Room | Main | 8`3" x 9`4" | Bedroom - Primary | Main | 13`3" x 11`3" |
| 4pc Ensuite bath | Main | 8`6" x 4`10" | Bedroom | Main | 13`1" x 9`9" |
| 4pc Bathroom | Main | 4`11" x 8`6" | Office | Main | 6`0" x 4`11" |

Legal/Tax/Financial

Condo Fee: **\$537** Title: **Fee Simple** Zoning: **M-2**
Fee Freq: **Monthly**

Legal Desc: **1510090**

Remarks

Pub Rmks: **TOP FLOOR 2-BED/2-BATH 840+ SQFT CONDO WITH TITLED PARKING STALL IN SKYVIEW! Welcome home to the SkyMills Condominiums! As you step inside, you're greeted by an open-concept layout that seamlessly connects the kitchen, dining, and living spaces. The pro home cooks will enjoy a kitchen with upgraded full height cabinetry, a black granite countertop, and stainless steel appliances. Pendant lights add a touch of WARMTH and charm, highlighting the breakfast bar—ideal for casual meals or entertaining! From the kitchen, we open into the living room that has large windows that invite in lots of natural light. Sliding doors just off the living room exit onto the balcony, the perfect spot for your morning coffee. This home is a dual master, meaning that both bedrooms are generously sized and have their own full bathrooms. The first of the 2 bedrooms offers 2 large closet spaces and conveniently connects to your very own 4pc ensuite bath with modern fixtures. The second bedroom is versatile—great for a roommate, guests, a home office, or a growing family and has its own shared 4pc bath. A full laundry room with washer and dryer completes this home. Included in the sale price is a titled parking stall in the heated underground parkade (#2403). The underground stall keeps your vehicle protected year-round, and means no more having to warm-up the car! The community itself offers easy access to nearby parks like Redstone View Lake, local amenities like nearby Skyview Ranch Plaza, and is surrounded by beautifully landscaped grounds. On top of that, you are across the street from Prairie Sky School and the future LRT station for the Greenline set to be completed in 2027. Several major roadways connect you to the rest of the city including: Stoney Trail, Deerfoot Trail & Metis Trail. Jumping in the car: Downtown is a 24 min drive (25.3KM), Airport is a 12 min drive (8KM), and Banff is a 1 hr 27 min drive (140KM).**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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









