



THE
A-TEAM

**RE/MAX
FIRST**

240 SKYVIEW RANCH Road #3203, Calgary T3N 0P4

MLS® #: **A2184189** Area: **Skyview Ranch** Listing Date: **01/08/25** List Price: **\$269,990**
 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,Titled**

Finished Floor Area

Abv Sqft: **634**
 Low Sqft:
 Ttl Sqft: **634**

DOM

45
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other,Playground**

Construction: **Mixed,Stone,Vinyl Siding**
 Flooring: **Carpet,Cork,Tile**
 Water Source:
 Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`3" x 4`11"	Bedroom - Primary	Main	11`2" x 11`3"
Bedroom	Main	9`8" x 9`11"	Living Room	Main	11`2" x 16`6"
Kitchen	Main	8`7" x 8`5"			

Legal/Tax/Financial

Condo Fee: **\$391** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 1511522

Remarks

Pub Rmks: **Welcome to this charming two-bedroom, one-bath apartment in the desirable community of Skyview Ranch! Built in 2015, this well-maintained unit boasts 634 sq ft of comfortable living space with a modern open-concept design. The apartment is west-facing, allowing plenty of natural light, and features a private balcony complete with a gas line for easy barbecuing—perfect for relaxing after a long day. The sleek kitchen is equipped with grey light countertops, stainless steel appliances, including a refrigerator and dishwasher, and offers ample cabinetry that extends to the ceiling for maximum storage. The two spacious bedrooms provide a cozy retreat, while the in-suite laundry adds a touch of convenience. Freshly cleaned and move-in ready, this home is ideal for first-time buyers looking to transition from renting to ownership. The building is pet-friendly, professionally managed, and offers great amenities, including a second-floor location with easy access via an elevator, bike racks, and ample parking, with one designated parking stall included. The condo fees are low and cover common area maintenance, heat, water, insurance, reserve fund contributions, snow removal, trash, and parking management, leaving you responsible for only the electricity bill. Located near everything you need—shopping, schools, parks, playgrounds, and excellent public transit with multiple bus routes—the apartment offers easy access to major roads like Country Hills Blvd and Stoney Trail. Don't miss this opportunity to own a stylish, low-maintenance home in a community that has it all, including nearby restaurants and convenient services. Call your favorite realtor today to book an exclusive showing and take the first step toward homeownership!**

Inclusions: N/A
Property Listed By: eXp Realty

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







3203-240 Skyview Ranch Rd NE, Calgary, AB

Main Floor 3096sq' Area 634.68 sq ft



0 2 4 6 ft

PREPARED: 2024-10-02

While square area excluded from total floor area in GLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

