



THE
A-TEAM

**RE/MAX
FIRST**

240 SKYVIEW RANCH Road #4114, Calgary T3N0P4

MLS® #: **A2185463**

Area: **Skyview Ranch**

Listing Date: **01/05/25**

List Price: **\$325,800**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 15-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **944**
Low Sqft:
Ttl Sqft: **944**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street, Parkade, Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	8`7" x 4`11"	4pc Bathroom	Main	8`8" x 8`8"
Bedroom - Primary	Main	11`4" x 11`10"	Bedroom	Main	11`10" x 11`7"
Entrance	Main	6`1" x 9`2"	Dining Room	Main	10`2" x 8`2"
Living Room	Main	11`1" x 12`8"	Kitchen	Main	9`11" x 9`10"
Laundry	Main	3`4" x 3`2"	Walk-In Closet	Main	5`2" x 8`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$587

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1510854

Remarks

Pub Rmks: **Welcome to your NEW HOME!! Bright, spacious and open concept layout. This MAIN-LEVEL, CORNER, End Unit, 2-bedrooms, 2-bathrooms with brand new carpets, NEW paint, NEW blinds and updated flooring with Luxury Vinyl Planks should NOT be missed in the sought-after community of Skyview Ranch. Upon entry, the foyer takes you through a corner nook/ study area to your main living space. The apartment is well designed with bedrooms on opposite ends, with your kitchen and living space in the center. The living room also connects to your own patio, and wrap around patio on main level which gives you private space for your BBQ or just to sit and enjoy your coffee/ tea/wine. The kitchen is a culinary delight, featuring contemporary cabinetry with ample storage space, granite breakfast bar, and high-quality stainless-steel appliances for effortless cooking and entertaining. Discover two generously sized bedrooms, including a primary with 4-piece ensuite bathroom and large windows that bathe the room in natural light. The second bedroom is also fair-sized with a big window that brings in light on sunny days. Enjoy the convenience of in-suite laundry facilities. This condo also includes a titled underground heated parking stall, and an assigned storage unit for items and extra belongings. One of the biggest benefits is the 2-minute walking distance to both a Public School (K-9) and a Catholic School (K-9). Additionally, there is convenient access to a shopping plaza, grocery stores, a commercial plaza, Costco, several restaurants, and Calgary International Airport. Public transportation is easily accessible with a bus stop right outside the building, and the future extension of the Train Station at 128 AVE is within walking distance. Easy access to Highway Stoney Trail & Deerfoot ensures seamless city connectivity. Call now to book your showing. You'll be glad you checked this gem out!!**

Inclusions: **Window Coverings - all**
Property Listed By: **Beeline Realty**

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









