



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 SKYVIEW RANCH Road #2108, Calgary T3N 0P4**

MLS® #: **A2185620**      Area: **Skyview Ranch**      Listing Date: **01/20/25**      List Price: **\$309,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2014**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **848**  
 Low Sqft:  
 Ttl Sqft: **848**

DOM

**1**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer**  
 Int Feat: **Elevator, Open Floorplan**  
 Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>     | <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>   |
|--------------------------|--------------|-----------------------|-------------------------|--------------|---------------------|
| <b>Living Room</b>       | <b>Main</b>  | <b>10`10" x 10`5"</b> | <b>Office</b>           | <b>Main</b>  | <b>5`11" x 4`7"</b> |
| <b>Dining Room</b>       | <b>Main</b>  | <b>10`0" x 9`1"</b>   | <b>Kitchen</b>          | <b>Main</b>  | <b>9`3" x 8`7"</b>  |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>11`2" x 11`0"</b>  | <b>Bedroom</b>          | <b>Main</b>  | <b>13`0" x 9`9"</b> |
| <b>4pc Bathroom</b>      | <b>Main</b>  | <b>8`4" x 4`11"</b>   | <b>4pc Ensuite bath</b> | <b>Main</b>  | <b>8`4" x 4`11"</b> |

Legal/Tax/Financial

Condo Fee: **\$531**      Title: **Fee Simple**      Zoning: **M-2**

Fee Freq:  
**Monthly**

Legal Desc: **1510090**

Remarks

Pub Rmks: **Discover the charm of this beautiful two-bedroom, two-bathroom ground floor condo unit in the highly sought-after community of Skyview Ranch. As you step inside, you'll find a spacious kitchen, dining area, and a versatile flex/office space. The living room is filled with natural light, thanks to the large patio door that opens to a delightful outdoor patio. This condo features an in-suite laundry, a heated underground titled parking spot, and additional storage. The kitchen has granite countertops, stainless steel appliances, and ample cabinet space. The open-concept living and dining area is perfect for gatherings and entertaining. The primary bedroom offers a walk-through his and hers closet leading to a luxurious 4-piece en-suite bathroom. A second large bedroom and an additional 4-piece bathroom provide plenty of space for family or guests. The flex/office space is ideal for those who work from home. Conveniently located with easy access to Stoney Trail, Metis Trail, just minutes from Deerfoot Trail and Calgary Airport. This property is also an excellent investment opportunity with great rental potential.**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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







