



THE
A-TEAM

**RE/MAX
FIRST**

240 SKYVIEW RANCH Road #2411, Calgary T3N 0P4

MLS® #: **A2186880**

Area: **Skyview Ranch**

Listing Date: **01/10/25**

List Price: **\$304,000**

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:

Finished Floor Area
Abv Sqft: **835**
Low Sqft:
Ttl Sqft: **835**

Off Street, Parkade, Underground

DOM

22

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard, Central**
Sewer:
Ext Feat: **BBQ gas line, Playground**

Construction: **Concrete, Stone, Vinyl Siding**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`0" x 11`2"	Bedroom	Main	10`9" x 9`9"
4pc Bathroom	Main	8`11" x 4`4"	4pc Bathroom	Main	8`4" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$531**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-2**

Legal Desc:

1510090

Remarks

Pub Rmks:

Welcome to this bright and open concept kitchen apartment with 2 spacious bedrooms and 2 bathroom. This unit has a modern and bright colour, is clean and well maintained, and it faces a wide open space. This condo has in-suite laundry, titled underground parking and a storage cage in the heated parkade. A large balcony with a BBQ gas line, stainless steel appliances. LOCATION - 5 minutes to Deerfoot Trail, Métis Trail around the corner and two different access points to Stoney Trail. 10-minute drive to Cross Iron Mills and Costco and 15 minutes to the airport.

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









