



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 SKYVIEW RANCH Road #1105, Calgary T3N0P4**

MLS® #: **A2187273**      Area: **Skyview Ranch**      Listing Date: **01/14/25**      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:

Access:  
 Lot Feat:  
 Park Feat:

**Parkade,Stall**

Utilities and Features

DOM

**8**

Layout

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

Parking

Ttl Park: **1**  
 Garage Sz:

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Awning(s)**

Construction: **Concrete,See Remarks,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,See Remarks,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Stove,See Remarks,Washer/Dryer Stacked**  
 Int Feat: **Ceiling Fan(s),See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 13`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 5`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 15`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 17`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 5`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 8`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 8`4"</b>	<b>Den</b>	<b>Main</b>	<b>5`1" x 6`0"</b>

Legal/Tax/Financial

Condo Fee: **\$496**      Title: **Fee Simple**      Zoning: **M-2**  
 Fee Freq: **Monthly**

Legal Desc: **1413189**

Remarks

Pub Rmks:

**Click brochure link for more details. Welcome to the beautiful condo in Skyview each. Upon entering, you are greeted by a spacious living area seamlessly connecting to a kitchen featuring sleek cabinetry, stainless steel appliances, and ample countertop space. The unit is cleverly utilized, with a layout that maximizes both privacy and functionality. The primary bedroom is complete with a walk-in closet and a luxurious 4-piece ensuite bath. There is another bedroom on the opposite side of the condo and another 4-piece bath right across. Recently updated floors throughout the living area. A nice patio area fenced off for privacy, great for enjoying the evening and BBQ. The parking space provided is an outdoor space but is right in front of the side entrance for easy access. This condo is close to 2 brand new schools, play grounds, soccer fields, and shopping! It is a great location! Heat and water are also included.**

Inclusions:

**Call Seller Directly**

Property Listed By:

**Honestdoor Inc.**

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





