



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**240 SKYVIEW RANCH Road #2206, Calgary T3N0P4**

MLS® #: **A2196525**

Area: **Skyview Ranch**

Listing Date: **02/26/25**

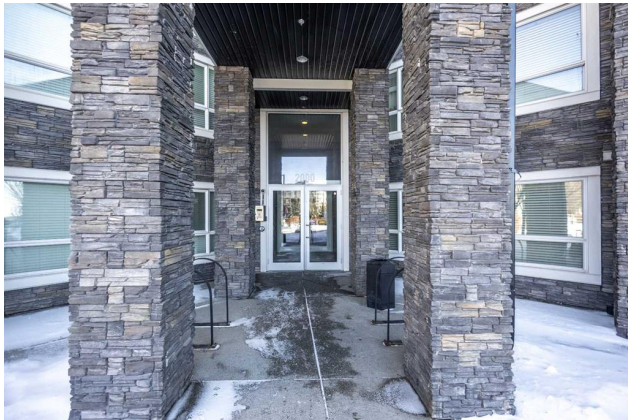
List Price: **\$305,000**

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:

Finished Floor Area

Abv Sqft: **904**  
Low Sqft:  
Ttl Sqft: **904**

DOM

**38**  
Layout  
Beds: **2 ( 2 )**  
Baths: **2.0 ( 2 0 )**  
Style: **Apartment-  
Loft/Bachelor/Studio**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

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

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 11`0"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>5`11" x 3`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`7" x 4`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`7" x 6`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`3" x 3`3"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`4" x 6`7"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 8`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 11`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 11`6"</b>
<b>Office</b>	<b>Main</b>	<b>6`0" x 4`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 8`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$578**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1510090**

Remarks

Pub Rmks: **Welcome to a well maintained 2-bedroom 2 bath, exquisite Condo apartment where affordability meets luxury in desirable Skyview community, this end unit perfectly marries modern luxury with everyday convenience, offering a truly exceptional living experience. As you step inside, you'll be greeted by the elegantly designed open concept floor interior, this main floor unit features a modern design where you will find a kitchen with granite countertops and stainless-steel appliances, boasts a spacious living room with large windows for plenty of natural light, in suite laundry and fence storage behind underground parking stall, a generous office nook, a large bedroom and a master bedroom with 4pc ensuite bathroom, this unit comes with a underground parking spot, and is conveniently located close to restaurants, shopping center, grocery stores plus many more amenities. This professionally managed complex has visitor parking, while the community itself connects residents with lots of amenities such as, offices, Clinics, bus service, Police and schools, easy get away via Stoney and Deerfoot Trails, and commute to major thoroughways incl/Downtown, City Transit. A must see.**

Inclusions: **NA**  
Property Listed By: **D Gees Realty Inc.**

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



