



THE
A-TEAM

**RE/MAX
FIRST**

240 SKYVIEW RANCH Road #3312, Calgary T3N 0P4

MLS® #: **A2199853** Area: **Skyview Ranch** Listing Date: **03/06/25** List Price: **\$275,000**
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: **633**
Low Sqft:
Ttl Sqft: **633**

DOM

8

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Stall

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		
Condo Fee: \$386		Title: Fee Simple Fee Freq: Monthly		Zoning: M-2	
Legal Desc:	1511522	<u>Remarks</u>			

Pub Rmks: **This beautiful 2 bedroom home has been incredibly well maintained and boasts a functional and modern design. The whole unit comes with stylish and durable laminate flooring, warm color tones, and natural lighting with SE exposure. The kitchen features quartz counters with an extended breakfast bar, stainless steel**

appliances, and a well-designed efficient layout, with full-height cabinetry. The open-concept living area is perfect for relaxing or entertaining and leads to a good-sized balcony complete with gas hook-up for year-round outdoor grilling. This home features, titled parking, excellent proximity to schools, walking paths/greenspaces and shopping nearby, easy access to the airport, and Calgary's efficient ring road or Deerfoot Trail. Call for more information on this stylish and great-value home.

Inclusions:

Property Listed By:

N/A

Real Broker

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



