



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #1205, Calgary T3N 2J8

MLS®#: **A2152958**

Area: **Skyview Ranch**

Listing Date: **07/26/24**

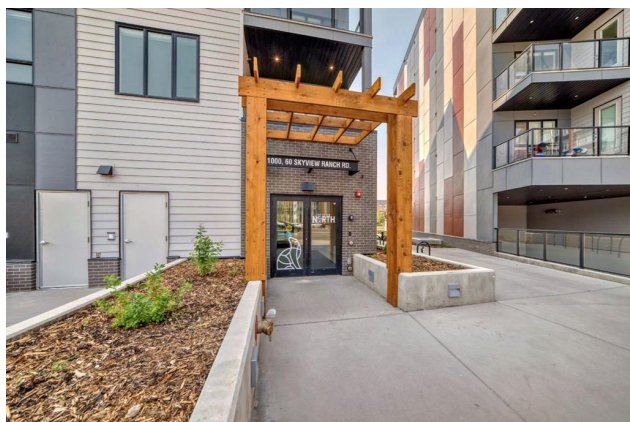
List Price: **\$394,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat: **Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **819**

Low Sqft:

Ttl Sqft: **819**

DOM

52

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **None**

Construction:

Composite Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat: **Breakfast Bar,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`5" x 7`3"
Dining Room	Main	10`5" x 5`10"
3pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	

Room	Level	Dimensions
Kitchen With Eating Area	Main	8`9" x 12`2"
Bedroom - Primary	Main	10`11" x 10`8"
Bedroom	Main	10`11" x 9`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$332

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: **2311673**

Remarks

Pub Rmks: **Skyview North by TRUMAN introduces this exceptional second-floor unit offers a bright and airy 2-bedroom, 2-bathroom home in the established community of Skyview Ranch, complete with a titled underground parking stall. Experience refined living with luxury vinyl plank flooring and a designer lighting package throughout the home. The custom, chef-inspired kitchen features stainless steel appliances, soft-close cabinetry, and elegant quartz countertops. The primary bedroom includes a walk-through closet leading to a stylish three-piece bathroom, while the spacious secondary bedroom provides a versatile space, ideal as a guest room or den. Additional conveniences include a 4-piece bathroom, an in-suite washer and dryer, window coverings, and a balcony off the living room perfect for relaxation. Skyview North is ideally located just steps away from amenities such as shopping at Sky Point Landing, green spaces, and extensive playgrounds. With easy access to both Stoney and Deerfoot Trails, commuting is a breeze. Schedule your showing today and experience exceptional living at Skyview North!**

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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