



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 SKYVIEW RANCH Road #2207, Calgary T3N 2J8**

MLS®#: **A2157094**      Area: **Skyview Ranch**      Listing Date: **08/16/24**      List Price: **\$399,000**  
 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:

**Underground**

Finished Floor Area

Abv Sqft: **843**

Low Sqft:

Ttl Sqft: **843**

DOM

**62**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

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

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

Construction: **Mixed,Vinyl Siding,Wood Frame**  
 Flooring: **Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Double Vanity,High Ceilings,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`8"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`2" x 8`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 9`8"</b>	<b>Den</b>	<b>Main</b>	<b>5`3" x 10`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`0" x 10`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 12`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>7`5" x 10`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 10`8"</b>

Legal/Tax/Financial

Condo Fee: **\$332**      Title: **Fee Simple**      Zoning: **M-1H**

Fee Freq:  
**Monthly**

Legal Desc: **2311881**

Remarks

Pub Rmks: **Brand new, bright & spacious condo unit perfect for a first-time home buyer or investor! This inviting 2nd floor unit offers a 2-bedroom, 2-bathroom layout with a den, situated in the established community of Skyview Ranch. Included is a titled underground parking stall. The unit features upscale finishes throughout, including 9-foot ceilings, luxury vinyl plank flooring and a chic designer lighting package. The custom chef-inspired kitchen is equipped with stainless steel appliances, soft-close cabinetry, and beautiful quartz countertops. The primary bedroom includes a walk-through closet leading to a four-piece bathroom with double vanity, while the roomy secondary bedroom serves as a versatile space with its own adjoining four-piece bathroom. Additional perks include a den - to provide an option for work at home, in-suite washer and dryer, stylish window coverings, and a huge balcony off the living room perfect for unwinding or entertaining. Skyview North is conveniently located just a short walk from amenities like Sky Point Landing shopping, green spaces, schools and numerous playgrounds. The location offers unbeatable accessibility to Stoney Trail, Deerfoot Trail, and a future LRT station. Don't miss out on the opportunity to make this property your own!**

Inclusions:  
Property Listed By: **N/A  
CIR Realty**

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

















