



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #2505, Calgary T3N 0G3

MLS®#: **A2157211**

Area: **Skyview Ranch**

Listing Date: **08/19/24**

List Price: **\$409,900**

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**

Finished Floor Area

Abv Sqft: **828**
Low Sqft:
Ttl Sqft: **828**

DOM

30
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding**
Flooring: **Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**
Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|-------------|------------------------|
| Kitchen | Main | 13`11" x 12`11" |
| Den | Main | 6`3" x 5`3" |
| Balcony | Main | 29`6" x 7`0" |
| Bedroom | Main | 10`8" x 9`9" |
| Walk-In Closet | Main | 7`11" x 5`3" |
| 4pc Ensuite bath | Main | |

| Room | Level | Dimensions |
|--------------------------|-------------|----------------------|
| Living Room | Main | 12`5" x 10`6" |
| Laundry | Main | 4`2" x 3`1" |
| Bedroom - Primary | Main | 12`0" x 10`3" |
| Walk-In Closet | Main | 5`9" x 4`1" |
| 4pc Bathroom | Main | |

Legal/Tax/Financial

Condo Fee:
\$332

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H1

Legal Desc: **2311881**

Remarks

Pub Rmks: **Welcome to your new condo located at Skyview North! This exceptional 2-Bedroom, 2-Bathroom plus Den unit in the sought-after Skyview Ranch community offers a perfect combination of style and functionality. The primary bedroom features a walk-through closet leading to a private ensuite, while the second bedroom also boasts a walk-through closet with direct access to the main bathroom through a convenient pocket door. The Chef-inspired Kitchen is designed to impress, featuring stainless steel appliances and a large island with a breakfast bar, ideal for casual dining or entertaining. The Den offers a versatile space for a home office or guest room. Additional highlights include wide plank flooring, a stylish lighting package, in-suite laundry and a balcony off the living room for your relaxation. This unit includes a titled underground parking stall in a painted, secured, and heated parkade, complete with secured storage areas. Skyview North is conveniently located near Sky Point Landing, providing easy access to shopping, green spaces, and playgrounds. With close proximity to Stoney and Deerfoot Trails, commuting is seamless.**

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

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





