

60 SKYVIEW RANCH Road #2512, Calgary T3N 0G3

MLS®#: **A2157212** Area: **Skyview Ranch** Listing Date: **08/21/24** List Price: **\$425,000**
 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:

Finished Floor Area
 Abv Sqft: **959**
 Low Sqft:
 Ttl Sqft: **959**

Stall,Underground

DOM

28
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,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`8" x 14`2"	Living Room	Main	14`3" x 11`6"
Laundry	Main	3`5" x 3`1"	Balcony	Main	9`2" x 6`8"
Bedroom - Primary	Main	13`4" x 12`8"	Bedroom	Main	12`7" x 10`6"
Walk-In Closet	Main	7`5" x 6`4"	Walk-In Closet	Main	7`5" x 6`9"
4pc Bathroom	Main		4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$382

Fee Simple
Fee Freq:
Monthly

M-H1

Legal Desc: **2311881**

Remarks

Pub Rmks: **Welcome to your new condo located at Skyview North! This exceptional 2-Bedroom, 2-Bathroom 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. 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 secured and heated parkade. 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





