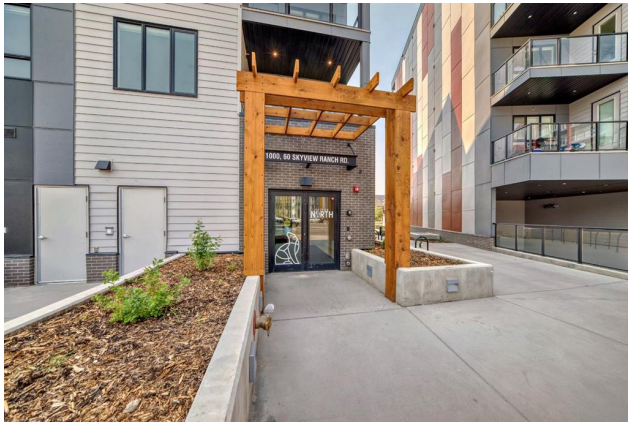


60 SKYVIEW RANCH Road #1405, Calgary T3N 2J8

MLS®#: **A2157275** Area: **Skyview Ranch** Listing Date: **08/12/24** List Price: **\$389,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 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: **820**
 Low Sqft:
 Ttl Sqft: **820**

DOM

37
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,Window Coverings**
 Int Feat: **Breakfast Bar,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 10`5"	Kitchen With Eating Area	Main	12`11" x 12`9"
Bedroom - Primary	Main	10`11" x 10`8"	3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	10`11" x 9`7"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$332** Title: **Fee Simple** Zoning: **M-X2**

Fee Freq:
Monthly

Legal Desc: **2311673**

Remarks

Pub Rmks: **Skyview North by TRUMAN introduces an exceptional fifth-floor unit offering a bright and airy 1-bedroom, 1-bathroom layout in the well-established Skyview Ranch community, complete with a titled underground parking stall. Experience elevated living with luxury vinyl plank flooring and a designer lighting package throughout. The custom, chef-inspired kitchen features stainless steel appliances, soft-close cabinetry, and elegant quartz countertops. The primary bedroom boasts a spacious walk-in closet. Further conveniences include a 4-piece bathroom, in-suite washer and dryer, window coverings, and a balcony off the living room, perfect for relaxing. Skyview North is ideally situated near amenities like shopping at Sky Point Landing, green spaces, and extensive playgrounds. With easy access to Stoney and Deerfoot Trails, commuting is a breeze. Schedule your showing today to experience exceptional living at Skyview North! *Photo Gallery of a similar unit***

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