



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #2217, Calgary T3N2J8

MLS®#: **A2157995** Area: **Skyview Ranch** Listing Date: **08/15/24** List Price: **\$381,500**
 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: **704**
 Low Sqft:
 Ttl Sqft: **704**

DOM

34
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Concrete**
 Heating: **Baseboard** Flooring: **Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, Elevator, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`2" x 11`10"	4pc Bathroom	Main	10`1" x 4`1"
Bedroom	Main	10`3" x 10`0"	Kitchen	Main	8`10" x 10`5"
Living Room	Main	13`9" x 13`8"	Foyer	Main	4`4" x 12`9"

Legal/Tax/Financial

Condo Fee: **\$309** Title: **Fee Simple** Zoning: **M-X2**
 Fee Freq:

Monthly

Legal Desc: **2311673**

Remarks

Pub Rmks: **Skyview North By Truman. This nice Second-floor unit has two bedrooms and one full bathroom. The kitchen has quartz countertops, soft-closing cabinets, and stainless steel appliances. An In-suite washer and Dryer are nicely tucked into a closet. The unit has window coverings and a nice big Balcony for relaxation. The unit comes with a titled parking stall. This complex is located opposite a shopping complex and a park. The bus stop is within walking distance of the unit. Book the showing to see this well priced unit.**

Inclusions: **n/a**

Property Listed By: **Creekside Realty**

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