



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #1305, Calgary T3N 0G3

MLS®#: **A2158868** Area: **Skyview Ranch** Listing Date: **08/19/24** List Price: **\$399,900**
 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: **Underground**

Finished Floor Area

Abv Sqft: **816**
 Low Sqft:
 Ttl Sqft: **816**

DOM

31
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**
 Construction: **Mixed,Other,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	11`1" x 4`11"	4pc Bathroom	Main	7`5" x 9`8"
Bedroom	Main	11`1" x 9`9"	Bedroom - Primary	Main	11`1" x 10`9"
Dinette	Main	5`1" x 12`5"	Foyer	Main	5`1" x 10`0"
Kitchen	Main	8`3" x 12`5"	Living Room	Main	13`4" x 10`10"

Legal/Tax/Financial

Condo Fee: **\$352** Title: **Fee Simple** Zoning: **M-X2**

Fee Freq:
Monthly

Legal Desc: **2311673**

Remarks

Pub Rmks: **Brand new 3rd-floor condo with views of Shopping Plaza and parks | Sleek stainless steel appliances | Lofty ceilings. Welcome to Skyview North by TRUMAN! Step into a fresh, never-lived-in space offering sophisticated living. This stylish unit showcases two spacious bedrooms with walk-in closets, two spa-inspired bathrooms. Sunlight pours into the open-concept living area through expansive windows, while the custom chef's kitchen dazzles with high-end stainless steel appliances, soft-close cabinetry, and elegant quartz countertops. In-unit laundry adds convenience, and your own titled underground parking stall means winter mornings just got easier. Nestled in the vibrant community of Skyview Ranch, you're just moments from Sky Point Landing's shops, scenic green spaces, and playful parks. With quick access to Stoney and Deerfoot Trails, the city is always within reach. Embrace the chance to live exceptionally at Skyview North—your urban sanctuary awaits!**

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