



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #2301, Calgary T3N 2J8

MLS® #: **A2159968**

Area: **Skyview Ranch**

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

List Price: **\$419,990**

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

DOM

25

Layout

Beds: **3 (3)**
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, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Double Vanity, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`4" x 13`0"	Bedroom	Main	10`1" x 9`4"
Bedroom	Main	10`1" x 11`10"	4pc Ensuite bath	Main	9`11" x 4`11"
4pc Ensuite bath	Main	7`7" x 8`10"	Living Room	Main	11`10" x 13`9"
Dining Room	Main	11`10" x 6`6"	Kitchen	Main	14`4" x 15`10"

Legal/Tax/Financial

Condo Fee: **\$431**

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-X2**

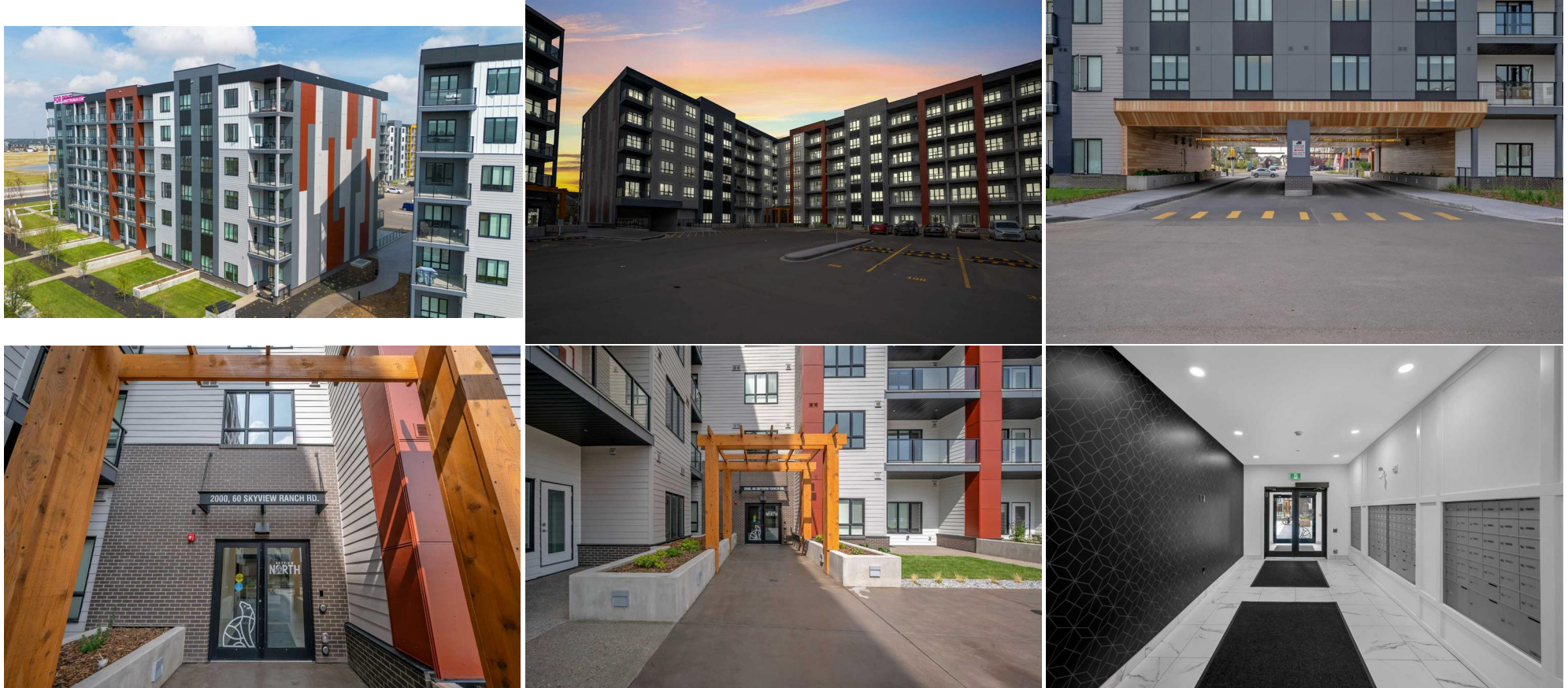
Legal Desc: **2311881**

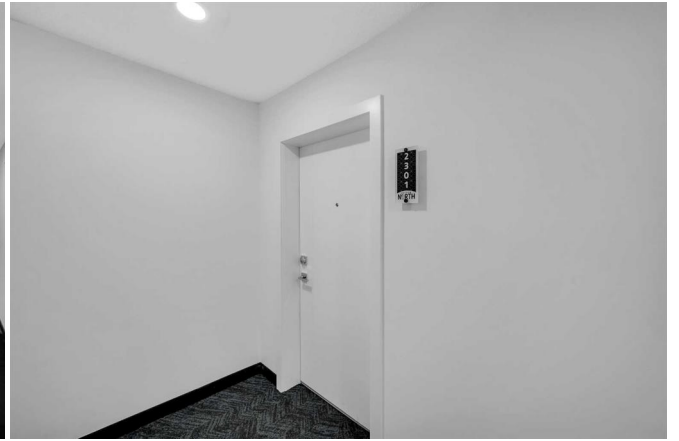
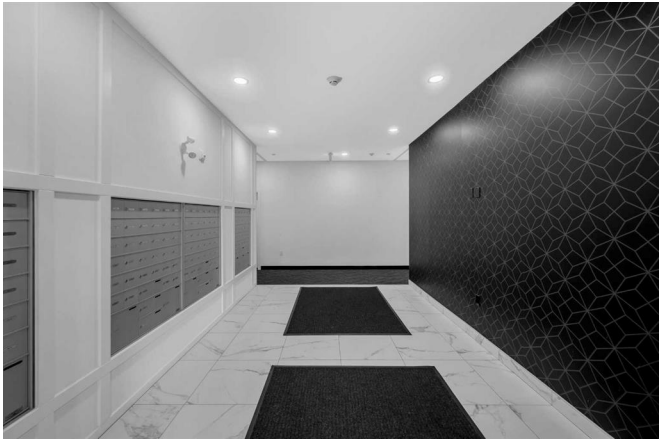
Remarks

Pub Rmks: **Discover urban living at its finest in this cozy yet stylish Brand new High rise Skyview condo! Perfectly situated in the heart of Skyview, this 2-bedrooms, 2-bathrooms, 1-den gem offers the ideal blend of comfort and convenience. Titled heated underground car parking, Open-Concept Living Enjoy a huge spacious living area with abundant natural light, perfect for entertaining or relaxing. *Large Upgraded Kitchen* Features sleek stainless steel appliances, quartz countertops, and ample cabinet space. *Comfortable Bedroom* A tranquil retreat with large windows and generous closet space. *Modern Bathroom* Includes contemporary fixtures and a luxurious bathtub and a stand alone shower. *Private Balcony * with BBQ gas line, Perfect for morning coffee or evening relaxation with a view of Mountain, Airport & Downtown view. *In-Unit Laundry* For added convenience and ease. Located just in front of the unit from popular restaurants, gas station, park, vibrant nightlife, shopping, and public transportation, this condo offers the ultimate urban lifestyle. Don't miss the opportunity to make this charming condo your new home!**

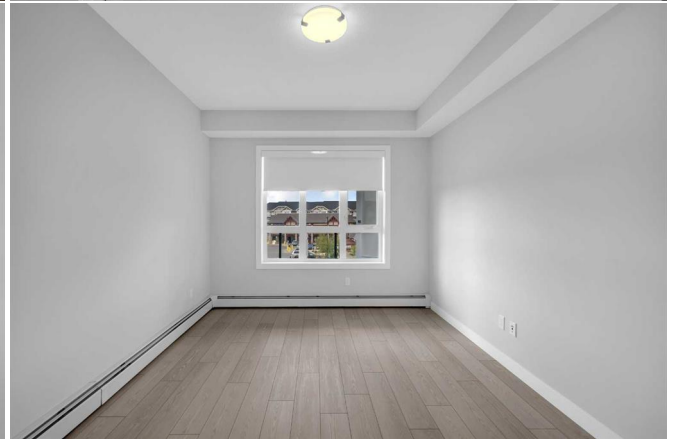
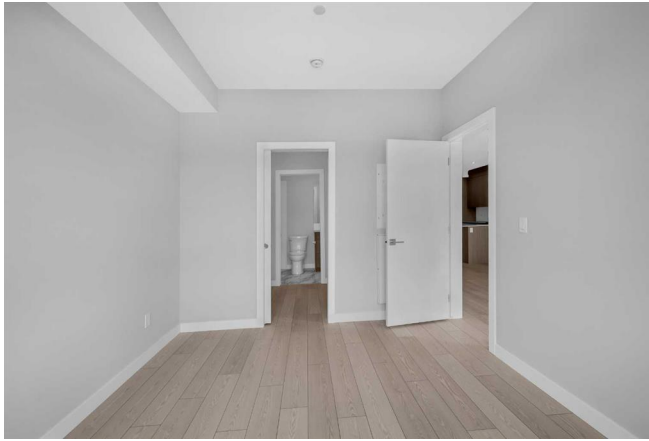
Inclusions: **N/A**
Property Listed By: **SkaiRise Realty**

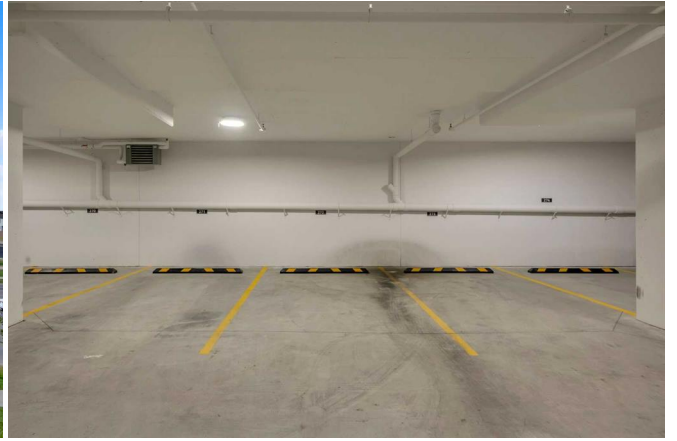
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2301-60 Skyview Ranch Rd NE, Northeast, AB

Main Floor - Interior Area 1075.02 sq ft



PREPARED: 2024/06/23



White regions are excluded from total floor area in GROUND floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.