



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #1304, Calgary T3N2J8

MLS® #: **A2160292** Area: **Skyview Ranch** Listing Date: **09/05/24** List Price: **\$398,999**
 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: **888**
 Low Sqft:
 Ttl Sqft: **888**

DOM

13
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,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Mixed,Other,Vinyl Siding,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	53`3" x 6`0"	Living/Dining Room Combination	Main	14`6" x 14`9"
Living Room	Main	11`7" x 15`0"	Bedroom	Main	11`7" x 9`3"
4pc Bathroom	Main	8`7" x 4`11"	Laundry	Main	7`9" x 4`4"
Balcony	Main	20`5" x 6`8"	Bedroom - Primary	Main	11`2" x 12`7"
Walk-In Closet	Main	9`5" x 4`4"	3pc Ensuite bath	Main	8`5" x 4`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$357

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: **2311673**

Remarks

Pub Rmks: **Discover the charm of this exceptional condo in the desirable Skyview Ranch community! This bright and inviting 2-bedroom, 2-bathroom residence offers an upgraded living experience with luxury vinyl plank flooring and stylish designer lighting throughout. The gourmet kitchen features modern stainless steel appliances, soft-close cabinets, and elegant quartz countertops, perfect for any home chef. The primary bedroom includes a convenient walk-through closet leading to a chic three-piece bathroom. The generously sized secondary bedroom provides flexible space for guests/ office/ kids room. Additional amenities include a second 4-piece bathroom, an in-suite washer and dryer, and window coverings for added privacy. Enjoy your own private balcony off the living room, ideal for relaxing. Located in Skyview North, you'll be just steps away from SkyPointe Landing plaza for shopping, lush green spaces, and expansive playgrounds. With essential amenities such as a petrol pump, grocery stores, and schools nearby, and just a 10-minute drive to CrossIron Mall, you'll have everything you need within easy reach. Quick access to both Stoney and Deerfoot Trails makes commuting simple. Don't miss your chance to experience this exceptional condo. Book your showing today and make it yours!**

Inclusions: **none**

Property Listed By: **RE/MAX Complete Realty**

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