

60 SKYVIEW RANCH Road #1206, Calgary T3N 0G3

MLS®#: **A2161534** Area: **Skyview Ranch** Listing Date: **08/30/24** List Price: **\$389,999**
 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: **811**
 Low Sqft:
 Ttl Sqft: **811**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Garden,Lighting,Playground**

Construction: **Concrete,Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	11`0" x 4`9"	4pc Bathroom	Main	7`3" x 9`6"
Bedroom	Main	1`9" x 9`6"	Foyer	Main	5`0" x 10`0"
Kitchen	Main	13`3" x 12`3"	Living Room	Main	13`3" x 10`8"
Bedroom - Primary	Main	11`0" x 10`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$353

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc:

2311673

Remarks

Pub Rmks:

Introducing a stunning, newly built 2024 apartment located in the desirable Skyview Ranch community of Northeast Calgary. This spacious 2-bedroom, 2-bathroom residence offers a modern and stylish living experience, perfect for both professionals and families. Upon entering, you are greeted by a bright and open layout that seamlessly blends the living, dining, and kitchen areas. The contemporary design features high-quality finishes, including sleek countertops, stainless steel appliances, and ample cabinetry, making it ideal for entertaining guests or enjoying quiet evenings at home. Both bedrooms are generously sized, providing comfortable retreats with large windows that invite natural light. The master bedroom boasts an ensuite bathroom, complete with elegant fixtures and a spacious walk-in shower. The second bathroom is equally well-appointed, ensuring convenience for guests or family members. Residents of this apartment will appreciate the many amenities available in Skyview Ranch. Enjoy easy access to nearby parks, walking trails, and recreational facilities, as well as a variety of shopping and dining options just minutes away. The community also offers excellent schools and public transportation, making it a prime location for urban living. In addition to its prime location and sleek design, this apartment features energy-efficient systems, providing both comfort and cost savings year-round. With ample storage, in-suite laundry, and dedicated parking, this property combines modern convenience with stylish living. Don't miss your chance to call this exceptional apartment your new home in Skyview Ranch, where luxury meets practicality in a thriving community. Schedule a viewing today!

Inclusions:

All appliances

Property Listed By:

Real Broker

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