



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #2122, Calgary T3N 2J8

MLS®#: **A2163371** Area: **Skyview Ranch** Listing Date: **09/07/24** List Price: **\$395,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 15-Sep** 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:

Titled, Underground

Finished Floor Area

Abv Sqft: **909**
 Low Sqft:
 Ttl Sqft: **909**

DOM

11

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: **BBQ gas line, Private Entrance**

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

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`1" x 11`10"	Kitchen	Main	13`11" x 9`1"
Bedroom - Primary	Main	12`2" x 9`11"	Bedroom	Main	11`3" x 10`3"
4pc Ensuite bath	Main	7`11" x 7`3"	4pc Bathroom	Main	10`3" x 4`10"
Laundry	Main	4`10" x 3`5"	Dining Room	Main	8`7" x 7`1"
Walk-In Closet	Main	7`10" x 5`4"	Walk-In Closet	Main	6`2" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$345

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H1

Legal Desc: **2311881**

Remarks

Pub Rmks: **Experience modern living in this stunning brand-new main-floor unit located in the highly desirable Skyview Ranch community in NE Calgary. With its high ceilings, luxury vinyl plank flooring, and designer lighting package, this 2-bedroom, 2-bathroom home combines style with comfort. The open-concept design features a contemporary kitchen with stainless steel appliances, a large island perfect for casual dining or entertaining, elegant quartz countertops, and sleek soft-close cabinetry. The kitchen seamlessly connects to a bright, sunlit living area filled with natural light. A unique feature of this unit is the direct access to a private patio overlooking a beautifully landscaped front yard, offering the convenience of condo living with the feel of a single-family home. The primary bedroom includes a walk-through closet leading to a four-piece ensuite with dual vanities and an oversized standing shower. The second bedroom also features a walk-through closet with direct access to the main bathroom through a pocket door. An in-suite washer and dryer are neatly tucked away in a closet, stylish window coverings and the unit comes with a titled underground parking stall. Skyview North is perfectly situated near shopping at Sky Point Landing, green spaces, and playgrounds, with easy access to Stoney and Deerfoot Trail for a smooth commute. This property offers the perfect combination of modern design and prime location. Schedule your private tour today!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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









