



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #3324, Calgary T3N2J8

MLS®#: **A2163594** Area: **Skyview Ranch** Listing Date: **09/06/24** List Price: **\$414,900**
 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: **976**

Low Sqft:

Ttl Sqft: **976**

DOM

12

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
 Heating: **Boiler**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Closet Organizers,Elevator,No Animal Home,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`1" x 5`7"	Living Room	Main	22`0" x 11`5"
Bedroom - Primary	Main	14`9" x 9`11"	Walk-In Closet	Main	5`4" x 7`8"
4pc Ensuite bath	Main	8`4" x 7`1"	4pc Bathroom	Main	10`8" x 4`11"
Bedroom	Main	10`9" x 10`8"			

Legal/Tax/Financial

Condo Fee: **\$416** Title: **Fee Simple** Zoning: **M-H1**

Fee Freq:
Monthly

Legal Desc: **2312346**

Remarks

Pub Rmks: **Welcome to Skyview North!**

Inclusions: **n/a**

Property Listed By: **VIP Realty & Management**

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