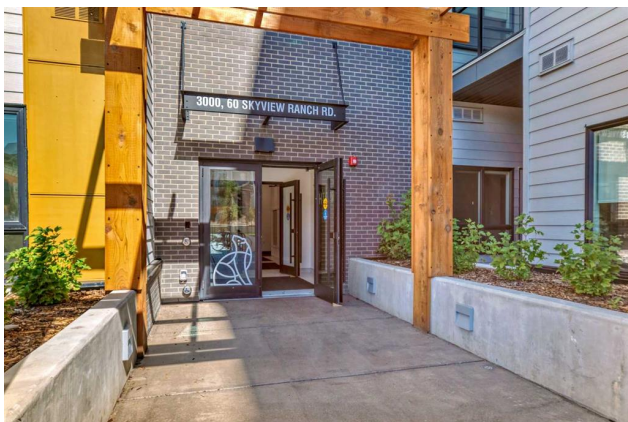


60 SKYVIEW RANCH Road #3403, Calgary T3N 2J8

MLS®#: **A2163612** Area: **Skyview Ranch** Listing Date: **09/06/24** List Price: **\$419,000**
 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: **1,033**
 Low Sqft:
 Ttl Sqft: **1,033**

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,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Elevator,Kitchen Island,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`0" x 10`2"	Bedroom	Main	11`11" x 10`3"
Living Room	Main	19`4" x 11`11"	Kitchen	Main	14`0" x 14`2"
Balcony	Main	10`8" x 6`7"	4pc Ensuite bath	Main	8`4" x 7`4"
4pc Bathroom	Main	10`0" x 4`11"	Bonus Room	Main	9`4" x 7`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$440

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: **2312346**

Remarks

Pub Rmks: **Discover your new home in the vibrant Skyview Ranch community with this beautifully built on 4th-floor unit by Truman, offering a perfect blend of style, comfort, and convenience. Featuring 2 bedrooms and a den, 2 bathrooms, and the versatile den that can easily be used as a third bedroom, this unit is ideal for families, professionals, or investors seeking a modern and well-located property. The spacious open-concept layout boasts sleek wide-plank flooring and modern lighting, creating a luxurious living space. The kitchen comes equipped with top-of-the-line stainless steel appliances, a large island with a breakfast bar, and plenty of storage—ideal for both cooking and entertaining. The primary bedroom includes a walk-through closet and a private ensuite bathroom, providing a peaceful retreat. The second bedroom also features a walk-through closet with easy access to the main bathroom via a convenient pocket door, making it perfect for guests or family. Step outside onto your private balcony from the living room, offering a great space for relaxation. In-suite laundry adds to the convenience, and the unit includes a titled underground parking stall and a titled storage unit , with ample visitor parking available for guests. Located in Skyview North, this property offers easy access to Sky Point Landing for shopping, dining, and entertainment. Green spaces, walking trails, and playgrounds are nearby for outdoor enjoyment, and commuting is simple with quick access to both Stoney Trail and Deerfoot Trail. This top-floor unit is priced to sell and offers unbeatable value, whether you're looking for a stylish new home or a solid investment property. Contact us today to schedule a viewing and don't miss your chance to own this beautiful unit in one of Calgary's most desirable neighborhoods.**

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