



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #3609, Calgary T3N 2J8

MLS®#: **A2164625** Area: **Skyview Ranch** Listing Date: **09/11/24** List Price: **\$429,900**
 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: **Stall**

Finished Floor Area

Abv Sqft: **1,047**
 Low Sqft:
 Ttl Sqft: **1,047**

DOM

8
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **3**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 10`0"	4pc Ensuite bath	Main	7`5" x 9`8"
Bedroom	Main	11`10" x 12`2"	Living Room	Main	12`2" x 14`6"
Kitchen	Main	9`2" x 16`6"	Dining Room	Main	10`2" x 6`10"
Bedroom - Primary	Main	11`2" x 19`2"	Foyer	Main	11`3" x 4`5"

Legal/Tax/Financial

Condo Fee: **\$443** Title: **Fee Simple** Zoning: **M-H1**

Fee Freq:
Monthly

Legal Desc: **2312346**

Remarks

Pub Rmks: **Welcome home to 3609, 60 Skyview Ranch Road NE! This stunning top-floor, corner unit is located in the new community of Skyview Ranch, Calgary. A beautifully designed 2 bedroom, 2 bathroom plus den with TWO parking stalls and access to purchase a THIRD stall is a must see investment. This condo offers a perfect blend of modern luxury, everyday convenience & fantastic views from the secluded balcony. Step inside to an open-concept living area, highlighted by sleek wide-plank flooring and chic lighting, creating an inviting and elegant atmosphere. The heart of this home is the large island that can comfortably seat 4 people, complete with stainless steel appliances, and ample storage - perfect for both casual dining and entertaining. The primary bedroom is a generous size allowing for a king sized bed, featuring a walk-through closet and a luxurious ensuite bathroom with a double sink vanity. The second bedroom is equally spacious, offering a walk-through closet and convenient access to the main bathroom. The versatile den can be used for additional storage or easily fit a desk and chair. Enjoy relaxing on your private balcony on the corner of the complex offering stunning views. The unit also comes with in-suite laundry, soft-close cabinets, and a storage unit in a secure, heated parkade. Ample visitor parking ensures your guests are always accommodated. This unit is across from Sky Point Landing shopping center, offering access to groceries, dining, and entertainment. The community is family-friendly, and steps from a nearby school, playgrounds, and walking trails. With easy access to Stoney and Deerfoot Trails and the Airport, commuting around Calgary is convenient and efficient. This building is pet friendly with board approval.**

Inclusions: **N/A**
Property Listed By: **The Real Estate District**

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











