

60 SKYVIEW RANCH Road #2103, Calgary T3N 2J8

MLS®#: **A2165304** Area: **Skyview Ranch** Listing Date: **09/13/24** List Price: **\$417,000**
 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **1,028**
 Low Sqft:
 Ttl Sqft: **1,028**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`6" x 13`10"	Living/Dining Room Combination	Main	11`10" x 19`4"
Bedroom - Primary	Main	10`2" x 12`1"	Bedroom	Main	10`0" x 11`10"
Den	Main	7`7" x 9`4"	Laundry	Main	3`1" x 5`9"
4pc Bathroom	Main		4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: **\$406** Title: **Fee Simple** Zoning: **M-H1**

Fee Freq:
Monthly

Legal Desc: **2311881**

Remarks

Pub Rmks: **This desirable ground-level condo offers 2 bedrooms, 2 bathrooms, plus a versatile den, and spans 1028 sq ft. Picture skipping the common hallways & lobby to go for a casual stroll, across the street for some errands or for the food delivery drop off. With this condo, that becomes reality as you can use your patio door to come and go as if it were the front door to a house. Enjoy the luxury of a private entrance and an open floorplan designed for seamless entertaining. The contemporary kitchen features stainless steel appliances, a sleek island, and elegant quartz countertops. High ceilings and modern lighting enhance the spacious feel of the living areas. Vinyl plank flooring flows throughout, adding to the modern aesthetic. Step outside to your private patio, complete with a BBQ gas line. The primary bedroom is a true retreat, complete with a walkthrough closet and a private ensuite. The second bedroom is ideal for guests and includes convenient access to an additional 4-piece bathroom through a pocket door. Additional perks include in-suite laundry and a titled parking spot. Close to amenities such as schools, shopping, and playgrounds, with convenient access to Stoney Trail, Deerfoot Trail, and YYC International Airport. This unit combines modern comforts with thoughtful design, making it a must-see!**

Inclusions: **N/A**
Property Listed By: **Nineteen 88 Real Estate**

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









