

60 SKYVIEW RANCH Road #1614, Calgary T3N 0G3

MLS®#: **A2165912** Area: **Skyview Ranch** Listing Date: **09/14/24** List Price: **\$395,000**
 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: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **1,031**
 Low Sqft:
 Ttl Sqft: **1,031**

DOM

5
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Ceramic Tile, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`1" x 12`1"	Bedroom	Main	10`1" x 12`0"
4pc Bathroom	Main	9`11" x 4`11"	Den	Main	10`1" x 9`3"
Kitchen	Main	14`3" x 13`11"	Dining Room	Main	12`1" x 7`3"
Bedroom - Primary	Main	9`11" x 12`0"	4pc Ensuite bath	Main	7`8" x 8`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$406

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: 2311673

Remarks

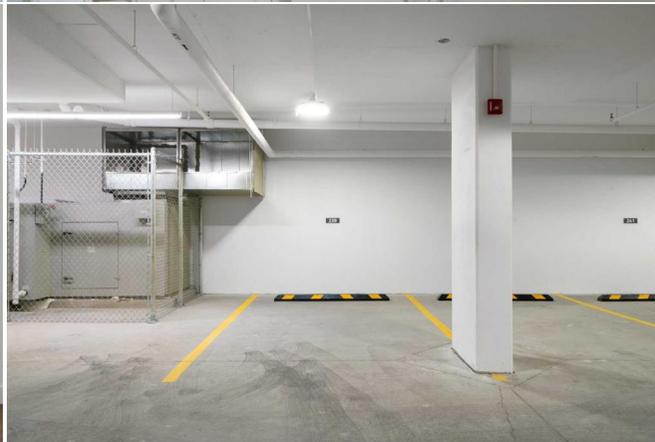
Pub Rmks: **HIGHLIGHTS: Brand NEW Top Floor | Stainless Steel Appliances | Tall Ceilings. WRITEUP: Welcome to Skyview North by TRUMAN! This brand-new, never-lived-in condo offers 1031 sqft of modern living space. The unit features two spacious bedrooms, each with a walk-in closet, and two elegantly appointed bathrooms. Additionally, a versatile den provides the perfect space for a home office or extra storage. Large, bright windows fill the open-concept living area with natural light, while the custom chef-inspired kitchen shines with stainless steel appliances, soft-close cabinetry, and quartz countertops. Enjoy the convenience of in-unit laundry and a titled underground parking stall. Located in the vibrant community of Skyview Ranch, you're just steps away from shopping at Sky Point Landing, green spaces, and extensive playgrounds. With easy access to Stoney and Deerfoot Trails, commuting is effortless. Don't miss your chance to experience exceptional living at Skyview North.**

Inclusions: N/A
Property Listed By: eXp Realty

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









1614-60 Skyview Ranch Rd NE, Northeast, AB

Main Floor - Interior Area 1030.93 sq ft



0 3 6

PREPARED: 2024/08/13



White regions are excluded from total floor area in EXHIBIT floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

EBGUIDE