



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #3620, Calgary T3N 2J8

MLS®#: **A2168145** Area: **Skyview Ranch** Listing Date: **10/20/24** List Price: **\$373,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 07-Nov** 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:

Finished Floor Area
 Abv Sqft: **836**
 Low Sqft:
 Ttl Sqft: **836**

Stall,Titled,Underground

DOM

31

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`6" x 11`6"	Kitchen With Eating Area	Main	9`0" x 13`6"
Dining Room	Main	10`7" x 4`8"	Bedroom - Primary	Main	10`4" x 12`0"
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	9`9" x 10`9"
4pc Bathroom	Main		Den	Main	6`4" x 5`3"
Laundry	Main		Balcony	Main	29`11" x 6`7"

Legal/Tax/Financial

Condo Fee:
\$320

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2

Legal Desc: **2312346**

Remarks

Pub Rmks: **Welcome to Skyview North by TRUMAN! This exceptional Top Floor unit offers a bright and airy 2-Bedroom, 2-Bathroom home with Den in the established community of Skyview Ranch, complete with a titled Underground Parking Stall. Enjoy the refined finishes throughout, including Luxury Vinyl Plank flooring and a designer Lighting package. The custom chef-inspired Kitchen boasts Stainless Steel Appliances, Soft-Close Cabinetry, and elegant Quartz Countertops. The Primary Bedroom features a walk-through closet leading to a four-piece Bathroom, while the spacious Secondary Bedroom provides a versatile area perfect for a guest room with adjoining four-piece Bathroom. Additional conveniences include a Den, an in-suite Washer and Dryer, stylish Window Coverings, and a Patio off the Living Room perfect for relaxation. Skyview North is ideally located just steps away from amenities such as shopping at Sky Point Landing, Green Spaces, and extensive Playgrounds. Enjoy easy access to both Stoney and Deerfoot Trail, making commuting a breeze. Schedule your showing today and discover exceptional living at Skyview North! *Photo Gallery of Similar Unit***

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Central)**

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



