

60 SKYVIEW RANCH Road #3615, Calgary T3N0G3

MLS®#: **A2169285** Area: **Skyview Ranch** Listing **09/27/24** List Price: **\$375,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 09-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **713**
 Low Sqft:
 Ttl Sqft: **713**

DOM
54
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Parkade,Titled**

Utilities and Features

Roof: **Flat**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Composite Siding,Concrete**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Built-in Features**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`7" x 12`0"	Bedroom	Main	10`8" x 9`11"
3pc Bathroom	Main	10`6" x 4`11"	4pc Bathroom	Main	8`11" x 4`11"
Kitchen	Main	13`3" x 11`4"	Living Room	Main	13`9" x 9`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$296

Fee Simple
Fee Freq:
Monthly

M-H1

Legal Desc: 2312346

Remarks

Pub Rmks: Experience luxury living at its finest in this breathtaking NEW BUILD 2024 , 2-bedroom condo, perfectly situated in the heart of Calgary's vibrant Skyview Ranch community. A top-floor unit with stunning street view from a large private balcony, and a modern open-concept living area with sleek wide-plank flooring and chic lighting ,Gourmet kitchen with large island, stainless steel appliances, and ample storage, Spacious primary bedroom with walk-through closet and luxurious ensuite bathroom, Second bedroom with a convenient access to main bathroom, as well as In-suite laundry. And don't forget this comes with One assigned underground parking stall, and Ample visitor parking. A family-friendly neighborhood with nearby school, playgrounds, and walking trails with a steps from Sky Point Landing shopping Center for groceries, dining, and entertainment and an easy access to Stoney and Deerfoot Trails and Calgary International Airport. This is pet friendly with Board approval.

Inclusions: N/A
Property Listed By: URBAN-REALTY.ca

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





