

**60 SKYVIEW RANCH Road #2124, Calgary T3N 2J8**

MLS®#: **A2171254** Area: **Skyview Ranch** Listing Date: **10/06/24** List Price: **\$364,900**  
 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: **Stall,Titled**

Finished Floor Area  
 Abv Sqft: **804**  
 Low Sqft:  
 Ttl Sqft: **804**

DOM

**47**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding**  
 Heating: **Baseboard** Flooring: **Vinyl Plank**  
 Sewer: **None** Water Source:  
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Quartz Counters**  
 Utilities:

Room Information

| Room                    | Level       | Dimensions           | Room                     | Level       | Dimensions            |
|-------------------------|-------------|----------------------|--------------------------|-------------|-----------------------|
| <b>Living Room</b>      | <b>Main</b> | <b>17`1" x 12`8"</b> | <b>Kitchen</b>           | <b>Main</b> | <b>13`4" x 11`6"</b>  |
| <b>Dining Room</b>      | <b>Main</b> | <b>7`2" x 9`1"</b>   | <b>Bedroom - Primary</b> | <b>Main</b> | <b>10`0" x 10`11"</b> |
| <b>3pc Ensuite bath</b> | <b>Main</b> | <b>0`0" x 0`0"</b>   | <b>Bedroom</b>           | <b>Main</b> | <b>10`11" x 7`4"</b>  |
| <b>4pc Bathroom</b>     | <b>Main</b> | <b>0`0" x 0`0"</b>   | <b>Laundry</b>           | <b>Main</b> | <b>0`0" x 0`0"</b>    |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$320

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: 2311881

Remarks

Pub Rmks: **Welcome to your new home in the vibrant Skyview Ranch community! This stunning Main Floor Corner suite features a bright and airy layout with two spacious Bedrooms and two Bathrooms, offering both comfort and convenience. Enjoy the luxury of TWO Titled Parking Stalls included with your unit. Step inside to discover elegant luxury vinyl plank flooring and a designer lighting package that enhances the inviting atmosphere throughout. The chef-inspired Kitchen is equipped with stainless steel Appliances, soft-close Cabinetry, and exquisite Quartz Countertops. The Primary Bedroom offers a generous Closet, and 3-piece Ensuite Bathroom. The second Bedroom is perfect for guests or a home office. Additional conveniences include an in-suite Washer and Dryer, stylish window coverings, and a cozy Patio off the living room—ideal for enjoying your morning coffee or unwinding in the evening. Skyview North is perfectly located near an array of amenities, including shopping at Sky Point Landing, expansive green spaces, and fantastic playgrounds for families. With quick access to Stoney and Deerfoot Trails, your commute will be a breeze. Don't miss out on this exceptional living opportunity at Skyview North! Schedule your showing today!**

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**





