



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #2222, Calgary T3N 2J8

MLS®#: **A2171449** Area: **Skyview Ranch** Listing Date: **10/08/24** List Price: **\$399,000**
 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:

Heated Garage,Parkade,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **899**
 Low Sqft:
 Ttl Sqft: **899**

DOM

9

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Composite Siding,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$369** Title: **Fee Simple** Zoning: **M-H1**

Fee Freq:
Monthly

Legal Desc: **2311881**

Remarks

Pub Rmks: **Step into this stunning 2-bedroom, 2-bathroom condo and instantly feel at home. With a spacious open-concept floor plan, this unit is designed for modern living and boasts an array of premium upgrades. The stylish kitchen features sleek quartz countertops, stainless steel appliances, and contemporary cabinetry, making it a chef's delight. Enjoy the ease of in-suite laundry and unwind on your south-facing covered balcony, perfect for soaking up the Calgary sunshine year-round. The primary suite offers a luxurious escape with dual sinks, a walk-in shower, and an extended vanity, ensuring a spa-like experience right at home. The condo is equipped with window coverings, adding convenience and privacy, and comes with an underground titled parking stall. For added durability, the building is constructed with James Hardie board siding, ensuring your investment stands the test of time. Located in the vibrant community of Skyview Ranch, you'll benefit from a family-friendly atmosphere with easy access to major routes, shopping centers, and dining options. With nearby parks, schools, and public transit, everything you need is right at your doorstep. Plus, enjoy the diverse, welcoming spirit of this community, where there's always something to do, and new neighbors to meet. Don't miss your chance to own this gem in the desirable community of Skyview Ranch! Schedule a viewing today and make this beautiful condo yours.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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







