



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #2309, Calgary T3N 2J8

MLS®#: **A2171666** Area: **Skyview Ranch** Listing Date: **10/08/24** List Price: **\$379,000**
 Status: **Pending** County: **Calgary** Change: **-\$21k, 10-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:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **1,057**
 Low Sqft:
 Ttl Sqft: **1,057**

DOM

14
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: **Composite Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`1" x 5`0"	4pc Ensuite bath	Main	9`9" x 7`4"
Bedroom	Main	12`3" x 12`1"	Dining Room	Main	7`1" x 10`4"
Kitchen	Main	16`3" x 9`1"	Living Room	Main	14`6" x 12`5"
Bedroom - Primary	Main	12`1" x 11`4"			

Legal/Tax/Financial

Condo Fee: **\$419** Title: **Fee Simple** Zoning: **M-H1**

Fee Freq:
Monthly

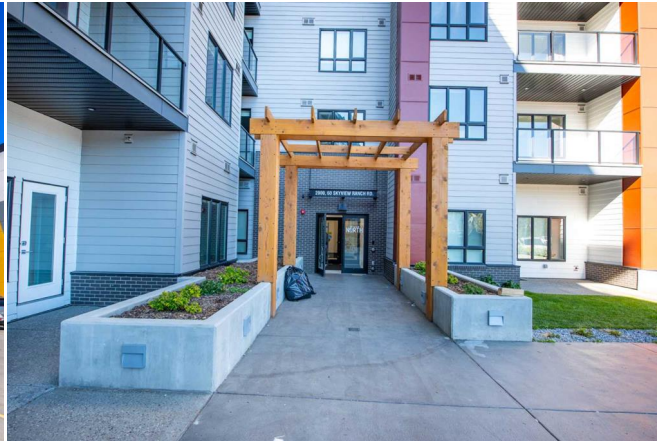
Legal Desc: **2311881**

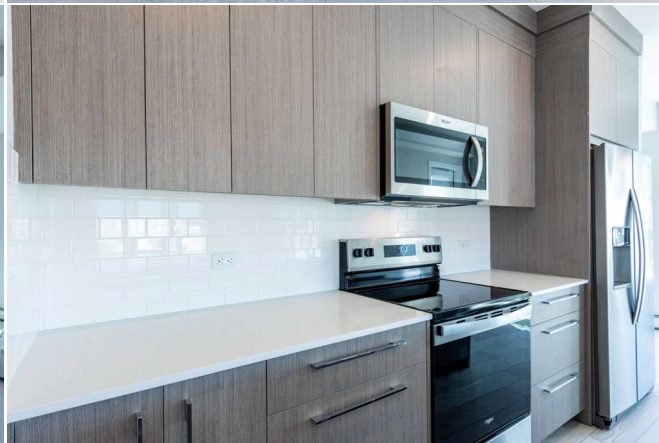
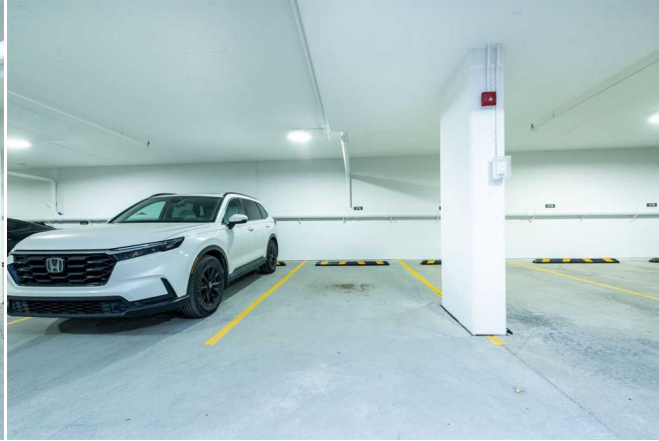
Remarks

Pub Rmks: **Welcome to Skyview North! This beautifully built corner-unit boasts 2 Bedrooms, 2 Bathrooms. As you step inside the long inviting foyer has closet on the side and as you go past the foyer you will find the master bedroom with its own 4 piece ensuite and closet tucked privately on one corner of the unit. Past the master you will find a spacious open-concept living area with windows on both sides flooding the area with sunlight. The kitchen comes with stainless steel appliances and very good size island. The living room is very spacious. On the other side is a dining area leading to balcony. The second bedroom is on other corner of the unit for privacy and has its own walk-in closet. This unit also comes with a titled underground heated parking stall. The building is ideally located near shopping joints, offering easy access to shopping, green spaces and the community of Skyview Ranch provides ample parks, playgrounds and easy access to Stoney and Deerfoot Trails. Book your showing today**

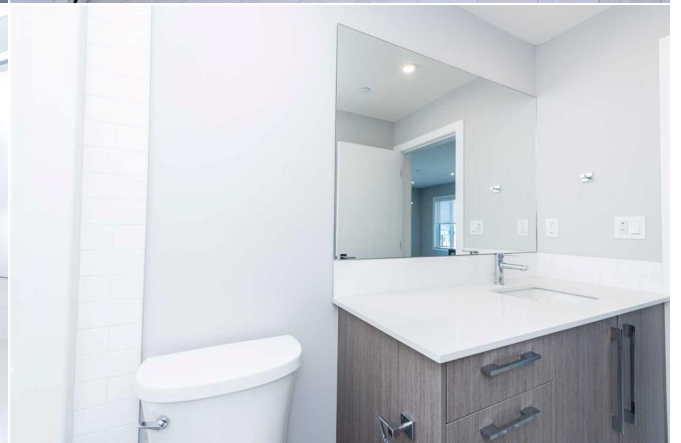
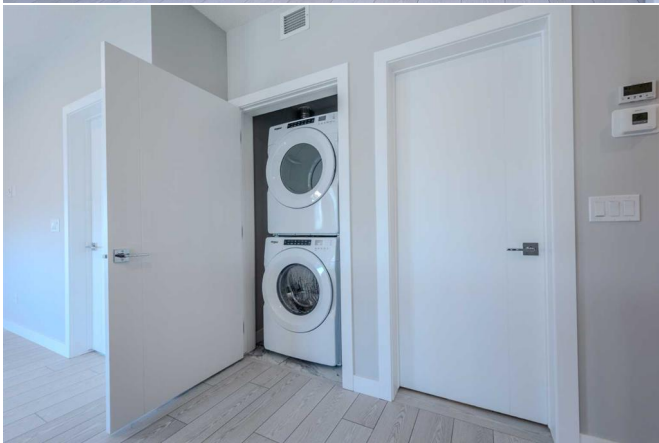
Inclusions: **NONE**
Property Listed By: **URBAN-REALTY.ca**

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











2309-60 Skyview Ranch Rd NE, Calgary, AB

Main Floor Interior Area 1057.43 sq ft



PREPARED: 2024/10/08

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



GUIDE