



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 SKYVIEW RANCH Road #3601, Calgary T3N 2J8**

MLS®#: **A2172494**      Area: **Skyview Ranch**      Listing Date: **10/10/24**      List Price: **\$417,000**  
 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:

**Underground**

Finished Floor Area

Abv Sqft: **1,085**  
 Low Sqft:  
 Ttl Sqft: **1,085**

DOM

**72**  
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,Concrete**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Double Vanity,Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 10`4"</b>
<b>Den</b>	<b>Main</b>	<b>9`4" x 7`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`9" x 11`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`0" x 4`11"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 10`1"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>20`4" x 11`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`8" x 7`5"</b>

Legal/Tax/Financial

Condo Fee: **\$419**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **M-H1**

Legal Desc: 2312346

Remarks

Pub Rmks: **This stunning 1,085 sq ft top-floor corner unit condo offers 2 bedrooms, 2 full bathrooms, a versatile den, and convenient in-unit laundry, all within a brand new building. The open-concept layout features large windows that flood the space with natural light, complemented by quartz countertops and stainless steel appliances in the modern kitchen. The spacious master bedroom includes a private en-suite, while the den can serve as an office or guest room. With lots of visitor parking and just steps away from shopping, restaurants, and transit, this condo combines luxury living with unbeatable convenience. Move-in ready and perfect for those seeking a contemporary lifestyle!**

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**





