

## 60 SKYVIEW RANCH Road #2105, Calgary T3N 2j8

| MLS®#:  | A2172601 | Area:   | Skyview Ranch | Listing<br>Date: | 10/11/24       | List Price: \$399,900      |
|---------|----------|---------|---------------|------------------|----------------|----------------------------|
| Status: | Active   | County: | Calgary       | Change:          | +\$25k, 17-Nov | Association: Fort McMurray |

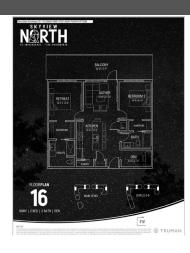


| <u>General Information</u><br>Prop Type:<br>Sub Type: | Residential<br>Apartment |                     |     | <u>DOM</u><br><b>71</b><br>Layout |                |
|---|--------------------------|---------------------|-----|-----------------------------------|----------------|
| City/Town:  | Calgary                  | Finished Floor Area |     | Beds:                             | 2 (2 )         |
| Year Built:   | 2024                     | Abv Sqft:           | 831 | Baths:                            | 2.0 (2 0)      |
| Lot Information                                       |                          | Low Sqft:           |     | Style:                            | High-Rise (5+) |
| Lot Sz Ar:  |                          | Ttl Sqft:           | 831 |                                   |                |
| Lot Shape:  |                          |                     |     | <u>Parking</u>                    |                |
|   |                          |                     |     | Ttl Park:                         | 1              |
|   |                          |                     |     | Garage Sz:                        |                |
| Access:   |                          |                     |     |                                   |                |
| Lot Feat:   |                          |                     |     |                                   |                |
| Park Feat:  | Stall                    |                     |     |                                   |                |

Utilities and Features

| Roof:<br>Heating:<br>Sewer:                                     | Membrane<br>Baseboard |   |   | Construction:<br>Composite Siding,Concr<br>Flooring:      | Composite Siding,Concrete<br>Flooring:<br>Vinyl<br>Water Source: |   |  |  |
|---|-----------------------|---|---|---|--|---|--|--|
| Ext Feat:   | Private Entran        | ce  |   | -   |  |   |  |  |
| Kitchen Appl:<br>Int Feat:<br>Utilities:                        |                       | Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer<br>Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows |   |   |  |   |  |  |
|   |                       |   |   | Room Information  |  |   |  |  |
| <u>Room</u><br>4pc Bathroom<br>Kitchen<br>Den<br>Bedroom - Prin |                       | <u>Level</u><br>Main<br>Main<br>Main<br>Main  | <u>Dimensions</u><br>0`0" x 0`0"<br>13`10" x 12`10"<br>6`2" x 5`3"<br>12`0" x 10`3" | <u>Room</u><br>4pc Ensuite bath<br>Living Room<br>Bedroom | <u>Level</u><br>Main<br>Main<br>Main                             | <u>Dimensions</u><br>0`0" x 0`0"<br>12`6" x 10`7"<br>10`8" x 9`9" |  |  |
|   | •                     | -   |   | Legal/Tax/Financial                                       |  |   |  |  |
| Condo Fee:<br><b>\$320</b>                                      |                       |   | Title:<br><b>Fee Simple</b>   |   | Zoning:<br><b>M-H1</b>   |   |  |  |

| Legal Desc:                                     | Fee Freq:<br>Monthly<br>2311881<br>Remarks  |
|---|---|
| Pub Rmks:<br>Inclusions:<br>Property Listed By: | HIGHLIGHTS: Brand NEW MAIN Floor   Stainless Steel Appliances   11' Tall Ceilings. WRITEUP: Welcome to Skyview North by TRUMAN! This brand-new, never-lived-in condo offers 831 sqft of modern living space. The unit features two bedrooms, each with a walk-in closet, and two elegantly appointed bathrooms. Additionally, a versatile den provides the perfect space for a home office or extra storage. Large, bright windows fill the open-concept living area with natural light, while the custom chef-inspired WHITE kitchen shines with stainless steel appliances, soft-close cabinetry, and quartz countertops. Enjoy the convenience of in-unit laundry and a titled above ground parking stall. Located in the vibrant community of Skyview Ranch, you're just steps away from shopping at Sky Point Landing, green spaces, and extensive playgrounds. With easy access to Stoney and Deerfoot Trails, commuting is effortless. Don't miss your chance to experience exceptional living at Skyview North. This is an excellent option for those not wanting to deal with stairs or elevators. Very easy access to this lovely home. NA Real Estate Professionals Inc. |



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

