



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #2105, Calgary T3N 2j8

MLS®#: **A2172601** Area: **Skyview Ranch** Listing Date: **10/11/24** List Price: **\$399,900**
 Status: **Active** County: **Calgary** Change: **+\$25k, 17-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**

Finished Floor Area
 Abv Sqft: **831**
 Low Sqft:
 Ttl Sqft: **831**

DOM

71
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Composite Siding,Concrete**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Kitchen	Main	13`10" x 12`10"	Living Room	Main	12`6" x 10`7"
Den	Main	6`2" x 5`3"	Bedroom	Main	10`8" x 9`9"
Bedroom - Primary	Main	12`0" x 10`3"			

Legal/Tax/Financial

Condo Fee: **\$320** Title: **Fee Simple** Zoning: **M-H1**

Fee Freq:
Monthly

Legal Desc: **2311881**

Remarks

Pub Rmks: **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.**

Inclusions: **NA**
Property Listed By: **Real Estate Professionals Inc.**

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







