



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #2509, Calgary T3N 2J8

MLS®#: **A2172647** Area: **Skyview Ranch** Listing Date: **10/11/24** List Price: **\$399,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 13-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:

Finished Floor Area
 Abv Sqft: **1,058**
 Low Sqft:
 Ttl Sqft: **1,058**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Covered,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Double Vanity,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Kitchen	Main	12`7" x 10`0"	Living Room	Main	14`4" x 11`3"
Dinette	Main	10`2" x 6`7"	Nook	Main	5`6" x 5`5"
Bedroom - Primary	Main	12`0" x 11`3"	Bedroom	Main	12`1" x 12`0"

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **2311881**

Remarks

Pub Rmks: **HIGHLIGHTS: Brand NEW 5th Floor CORNER unit with amazing Mountain and downtown city views! | Stainless Steel Appliances | Tall Ceilings. Welcome to Skyview North by TRUMAN! This brand-new, never-lived-in condo offers 1058 sqft of modern living space. The unit features two bedrooms, each with a walk-in closet, and two elegantly appointed bathrooms. Additionally, a versatile nook provides the perfect space for a home office. Large, bright windows fill the open-concept living area with natural light, while the custom chef-inspired kitchen shines with stainless steel appliances, soft-close cabinetry, and quartz countertops. Enjoy the convenience of in-unit laundry and a titled under 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.**

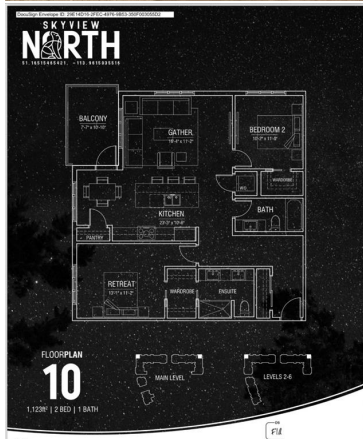
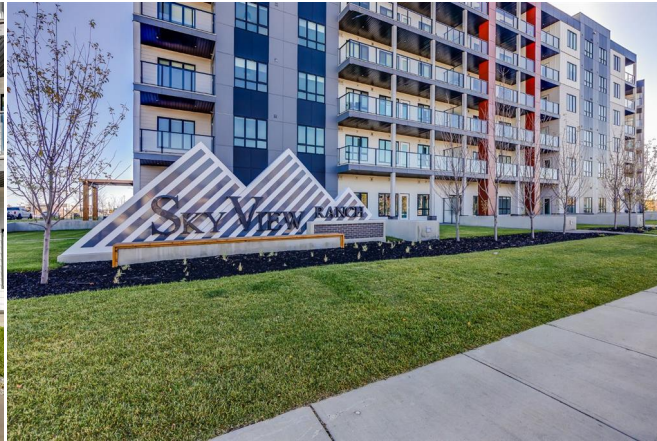
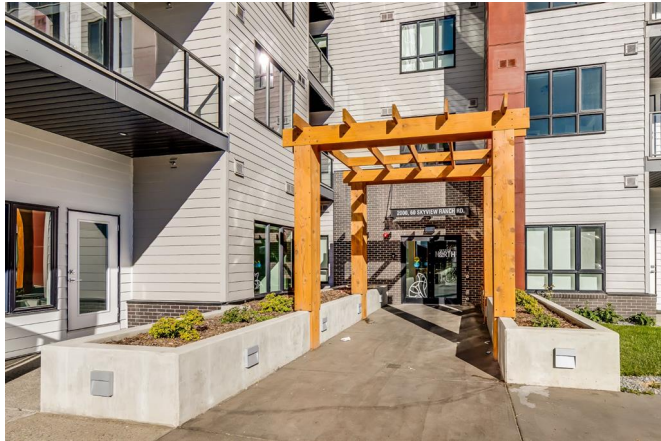
Inclusions: **Window treatments**
Property Listed By: **Real Estate Professionals Inc.**

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









MEASUREMENT REPORT

PROPERTY INFORMATION			
CLIENT	Katrina Holmes (Real Estate Pro)		
ADDRESS	2105 60 Skyview Ranch Rd NE		
CITY/TOWN	Calgary		
PROPERTY TYPE	Attached		
DATE	2024-10-10		
FLOOR TOTAL (RMS)			
MAIN FLOOR	77.25 M ² / 831.25 FT ²	TOTAL RMS	77.25 M ² / 831.25 FT ²
ROOM DIMENSIONS			
KITCHEN	4.22M X 3.92M / 13'10" X 12'10"	M	
LIVING ROOM	3.81M X 3.23M / 12'6" X 10'7"	M	
DEN	3.89M X 1.61M / 12'9" X 5'3"	M	
LAUNDRY ROOM	3.25M X 0.94M / 10'8" X 3'1"	M	
BEDROOM DIMENSIONS			
PRIMARY	3.65M X 3.33M / 12'0" X 10'9"	M	