

**60 SKYVIEW RANCH Road #2213, Calgary T3N 0G3**

MLS®#: **A2173152** Area: **Skyview Ranch** Listing **10/16/24** List Price: **\$355,900**  
 Status: **Active** County: **Calgary** Change: **-\$4k, 01-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: **716**  
 Low Sqft:  
 Ttl Sqft: **716**

DOM

**35**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**  
 Int Feat: **Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting**  
 Utilities:

Room Information

| Room                     | Level       | Dimensions            | Room                | Level       | Dimensions          |
|--------------------------|-------------|-----------------------|---------------------|-------------|---------------------|
| <b>Kitchen</b>           | <b>Main</b> | <b>13`2" x 11`4"</b>  | <b>Living Room</b>  | <b>Main</b> | <b>13`8" x 8`8"</b> |
| <b>Laundry</b>           | <b>Main</b> | <b>5`3" x 3`2"</b>    | <b>Balcony</b>      | <b>Main</b> | <b>14`0" x 7`0"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>11`10" x 10`5"</b> | <b>Bedroom</b>      | <b>Main</b> | <b>9`10" x 8`1"</b> |
| <b>Walk-In Closet</b>    | <b>Main</b> | <b>6`5" x 5`3"</b>    | <b>4pc Bathroom</b> | <b>Main</b> |                     |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$308

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: 2311881

Remarks

Pub Rmks: **Welcome to your new condo located at Skyview North! This exceptional 2-Bedroom, 2-Bathroom unit in the sought-after Skyview Ranch community offers a perfect combination of style and functionality. This unit features a primary bedroom with a walk-through closet leading to a private ensuite with an additional bedroom and 4 piece bathroom. The Chef-inspired Kitchen is designed to impress, featuring stainless steel appliances and a large island with a breakfast bar, ideal for casual dining or entertaining. Additional highlights include wide plank flooring, a stylish lighting package, in-suite laundry and a balcony off the living room for your relaxation. This unit includes two titled parking stalls. Skyview North is conveniently located near Sky Point Landing, providing easy access to shopping, green spaces, and playgrounds. With close proximity to Stoney and Deerfoot Trails, commuting is seamless.**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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





