

60 SKYVIEW RANCH Road #3402, Calgary T3N 2J8

MLS®#: **A2174310** Area: **Skyview Ranch** Listing **10/20/24** List Price: **\$384,900**
 Status: **Active** County: **Calgary** Change: **-\$6k, 07-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,Titled,Underground**

Finished Floor Area

Abv Sqft: **981**
 Low Sqft:
 Ttl Sqft: **981**

DOM

62
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`2" x 11`4"	Kitchen	Main	14`6" x 8`10"
Dining Room	Main	7`9" x 11`4"	Breakfast Nook	Main	5`10" x 6`6"
Bedroom - Primary	Main	10`2" x 14`8"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	10`9" x 10`9"	4pc Bathroom	Main	0`0" x 0`0"
Balcony	Main	10`5" x 6`8"			

Legal/Tax/Financial

Condo Fee:
\$394

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2

Legal Desc: **2312346**

Remarks

Pub Rmks: **Welcome to your new home in the vibrant Skyview Ranch community! This inviting unit features a bright and spacious layout with 2 comfortable Bedrooms and 2 Bathrooms, offering both convenience and accessibility. A Titled Parking Stall is included for your ease. Step inside to discover stylish luxury vinyl plank flooring and a designer lighting package that enhances the welcoming atmosphere throughout. The Kitchen is perfect for everyday living, featuring stainless steel appliances, soft-close cabinetry, and elegant quartz countertops. Both Bedrooms provide ample space, making them perfect for guests, a home office, or a cozy retreat. The well-appointed Bathrooms are designed with your comfort in mind. Additional features include an in-suite Washer and Dryer, stylish Window Coverings, and a private Balcony area off the living room—ideal for enjoying the outdoors. Skyview North is ideally located near a variety of amenities, including shopping at Sky Point Landing, expansive green spaces, and great playgrounds for families. With easy access to Stoney and Deerfoot Trails, commuting is a breeze. Don't miss out on this exceptional living opportunity at Skyview North! Photo Gallery of similar Unit***

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Central)**

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





