



THE A-TEAM

RE/MAX FIRST

60 SKYVIEW RANCH Road #3402, Calgary T3N 2J8

MLS®#: A2174310 Area: Skyview Ranch Listing Date: 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

31
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Dining Room, Bedroom - Primary, Bedroom, and Balcony.

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





