

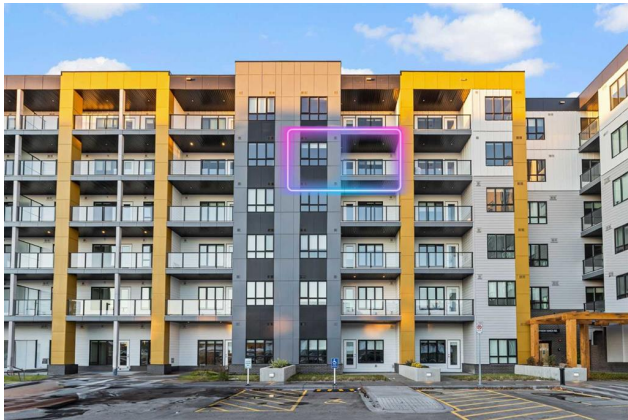


THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #3516, Calgary T3N 2J8

MLS®#: **A2175407** Area: **Skyview Ranch** Listing Date: **10/25/24** List Price: **\$400,000**
 Status: **Active** County: **Calgary** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **711**
 Low Sqft:
 Ttl Sqft: **711**

DOM

57
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Additional Parking, Garage Door Opener, Heated Garage, Secured, Titled, Underground

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Cement Fiber Board, Composite Siding, Wood Frame**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**
 Utilities: **Natural Gas Paid, Water Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	10`3" x 5`0"	Walk-In Closet	Main	2`1" x 5`2"
Dining Room	Main	13`11" x 4`9"	Kitchen	Main	13`5" x 12`6"
Living Room	Main	13`11" x 9`4"	Bedroom	Main	10`5" x 10`1"
Bedroom - Primary	Main	10`4" x 12`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$283

Fee Simple
Fee Freq:
Monthly

M-H1

Legal Desc: 2312346

Remarks

Pub Rmks: **** OPEN HOUSE SUNDAY, NOVEMBER 10TH FROM 1-4 PM ** A Thoughtfully Designed Condominium nestled in the Brand New "Skyview North" Building by Truman Homes. #3516 - 60 Skyview North NE vaunts a commodious 711 Square Feet with 2 Spacious Bedrooms and a South Exposed 5th Floor Balcony with City Skyline and Mountain Views. This comfortable residence encompasses high quality modern living complimented with exceptional craftsmanship throughout and INCLUDES A TITLED UNDERGROUND PARKING STALL. The interior features Luxury Vinyl Plank Flooring with Acoustic Underlay that merges the Living Room with 9-Foot Ceilings, Dining Area, and a Kitchen with Quartz Countertops, Island with room for seating, and Smooth Panel Door Cabinetry levered with Anti-Scuff and Scratch Hardware. The Kitchen also features Stainless Steel Appliances and a Pantry. An Owner's Retreat is comprised of a spacious Bedroom, a Walk-Through Closet, and a Beautiful 4-Piece Ensuite with Luxury Vinyl Tile and Quartz Countertop. A secondary Bedroom generous in size and In-Suite Laundry complete the unit's floorplan. Additional building highlights include its Energy Efficient Design including Mechanical, Distribution Systems, and Windows. Superbly located only steps away from parks, playgrounds, sportsplexes, and schools. Enjoy Prominent Shopping/Dining and Amenities nearby and a convenient 9 minute drive to the Calgary International Airport and 20 minute drive to Downtown Calgary. Nearby access to Stoney Trail allow ease of commutes to either end of the city. Experience this impressive residence for yourself. Schedule a showing with your Favorite REALTOR® today!**

Inclusions: N/A
Property Listed By: eXp Realty

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



