

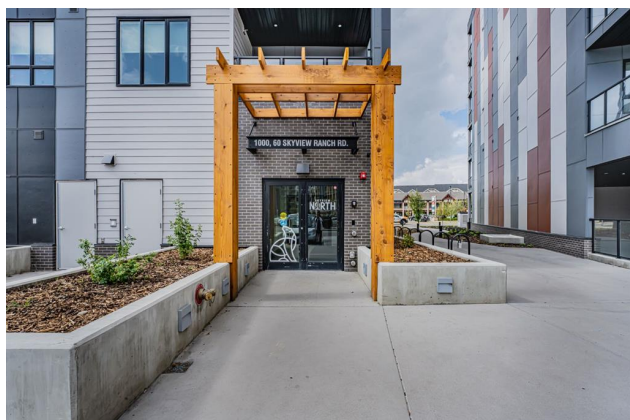


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 SKYVIEW RANCH Road #1305, Calgary T3N 0G3**

MLS® #: **A2176062**      Area: **Skyview Ranch**      Listing Date: **10/29/24**      List Price: **\$379,000**  
 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: **816**  
 Low Sqft:  
 Ttl Sqft: **816**

**Underground**

DOM

**53**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Mixed,Other,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>11`1" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`5" x 9`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 9`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 10`9"</b>
<b>Dinette</b>	<b>Main</b>	<b>5`1" x 12`5"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`1" x 10`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 12`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`4" x 10`10"</b>

Legal/Tax/Financial

Condo Fee: **\$352**      Title: **Fee Simple**      Zoning: **M-X2**

Legal Desc:

2311673

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**Brand new 3rd-floor condo with views of Shopping Plaza and parks | Sleek stainless steel appliances | Lofty ceilings. Welcome to Skyview North by TRUMAN! Step into a fresh, never-lived-in space offering sophisticated living. This stylish unit showcases two spacious bedrooms with walk-in closets, two spa-inspired bathrooms. Sunlight pours into the open-concept living area through expansive windows, while the custom chef's kitchen dazzles with high-end stainless steel appliances, soft-close cabinetry, and elegant quartz countertops. In-unit laundry adds convenience, and your own titled underground parking stall means winter mornings just got easier. Nestled in the vibrant community of Skyview Ranch, you're just moments from Sky Point Landing's shops, scenic green spaces, and playful parks. With quick access to Stoney and Deerfoot Trails, the city is always within reach. Embrace the chance to live exceptionally at Skyview North—your urban sanctuary awaits!**

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





