



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #3315, Calgary T3N 2J8

MLS®#: **A2177732** Area: **Skyview Ranch** Listing Date: **11/06/24** List Price: **\$383,000**
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:

Finished Floor Area

Abv Sqft: **790**
Low Sqft:
Ttl Sqft: **790**

DOM

15
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:
Park Feat:

Assigned,Garage Door Opener,Gated,Heated Garage,Oversized,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Chandelier**
Utilities: **Electricity Available,High Speed Internet Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`10" x 4`11"	Foyer	Main	6`1" x 4`4"
Bedroom	Main	9`10" x 10`6"	Kitchen With Eating Area	Main	11`6" x 13`3"
Living Room	Main	8`11" x 13`8"	Bedroom - Primary	Main	11`11" x 10`6"
Walk-In Closet	Main	5`2" x 6`5"	3pc Ensuite bath	Main	4`11" x 10`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$296

Fee Simple
Fee Freq:
Monthly

M-X2

Legal Desc: 2312346

Remarks

Pub Rmks: **This brand-new, modern 2-bedroom, 2-bath condo offers a perfect blend of style, comfort, and convenience. The sleek kitchen features stainless steel appliances, quartz countertops, and ample storage space, catering to both amateur cooks and culinary enthusiasts alike. Retreat to the spacious primary bedroom complete with an ensuite bath, designed for your ultimate relaxation. The second bedroom is versatile, ideal for guests, a home office, or a growing family. Located in the sought-after Skyview Ranch community, you'll appreciate easy access to shopping, dining, parks, and excellent transport links. Don't miss this exceptional opportunity to own a stunning condo in a thriving neighborhood.**

Inclusions: **Light Fixtures, Upgraded Vanity and Mirrors, Wired Shelving in Closets**
Property Listed By: **RE/MAX Real Estate (Central)**

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





