

**60 SKYVIEW RANCH Road #3517, Calgary T3N 2J8**

MLS® #: **A2178895** Area: **Skyview Ranch** Listing Date: **11/17/24** List Price: **\$359,900**  
 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: **704**  
 Low Sqft:  
 Ttl Sqft: **704**

DOM

**66**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Baseboard** **Composite Siding**  
 Sewer: Flooring:  
 Ext Feat: **None** **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 10`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`9" x 4`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 10`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`2" x 11`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 7`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	
<b>Laundry</b>	<b>Main</b>		<b>Balcony</b>	<b>Main</b>	<b>13`11" x 6`7"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$283

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc:

2312346

Remarks

Pub Rmks:

**Welcome to Skyview North by TRUMAN! This stunning unit offers a bright and airy 2-bedroom, 1-bathroom home in the established community of Skyview Ranch, complete with a titled underground parking stall. Experience the pinnacle of luxury living with high-end finishes, including wide plank flooring and a designer lighting package. The custom chef-inspired kitchen boasts stainless steel appliances, soft-close cabinetry, and elegant quartz countertops. The primary bedroom features a walk-through closet leading to a luxurious four-piece bathroom, while the spacious secondary bedroom provides a versatile area perfect for a guest room, home office, or additional living space. Additional conveniences include an in-suite washer and dryer, stylish window coverings, and a balcony off the living room perfect for relaxation. Skyview North is ideally located just steps away from amenities such as shopping at Sky Point Landing, green spaces, and extensive playgrounds. Enjoy easy access to both Stoney and Deerfoot Trail, making commuting a breeze. Schedule your showing today and discover exceptional living 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**







