



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #3521, Calgary T3N 2J8

MLS®#: **A2180112**

Area: **Skyview Ranch**

Listing Date: **11/19/24**

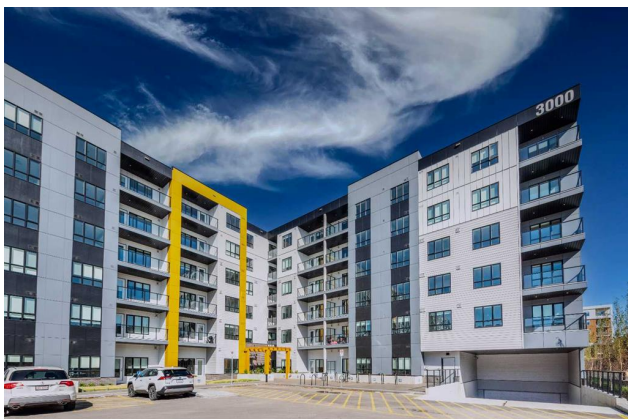
List Price: **\$355,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **848**
Low Sqft:
Ttl Sqft: **848**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
**Aluminum Siding ,Brick,Concrete,Metal
Frame,Other,Post & Beam,Stone,Vinyl
Siding,Wood Frame**

Flooring:
Ceramic Tile,Laminate

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 9`10"
Bedroom	Main	12`1" x 10`6"
Kitchen	Main	15`7" x 13`1"
Living Room	Main	12`6" x 10`9"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`4" x 8`1"
Bedroom	Main	10`10" x 9`11"
Laundry	Main	5`5" x 10`4"
Walk-In Closet	Main	5`4" x 8`1"

Legal/Tax/Financial

Condo Fee:
\$332

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H1

Legal Desc: **2312346**

Remarks

Pub Rmks: **Welcome to your new condo located at Skyview North! This exceptional 2-Bedroom, 2-Bathroom plus Den unit in the sought-after Skyview Ranch community offers a perfect combination of style and functionality. The primary bedroom features a walk-through closet leading to a private ensuite, while the second bedroom also boasts a walk-through closet with direct access to the main bathroom through a convenient pocket door. The Chef-inspired Kitchen is designed to impress, featuring stainless steel appliances and a large island with a breakfast bar, ideal for casual dining or entertaining. The Den offers a versatile space for a home office or guest room. Additional highlights include wide plank flooring, a stylish lighting package, in-suite laundry and a balcony off the living room for your relaxation. This unit includes a titled underground parking stall in a painted, secured, and heated parkade, complete with secured storage areas. Skyview North is conveniently located near Sky Point Landing, providing easy access to shopping, green spaces, and playgrounds. With proximity to Stoney and Deerfoot Trails, commuting is seamless.**

Inclusions: **N/A**
Property Listed By: **Greater Calgary Real Estate**

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









