



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 SKYVIEW RANCH Road #3320, Calgary T3N 2J8**

MLS®#: **A2180184**

Area: **Skyview Ranch**

Listing Date: **11/22/24**

List Price: **\$351,900**

Status: **Active**

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: **837**  
Low Sqft:  
Ttl Sqft: **837**

DOM

**29**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

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

Utilities and Features

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

Construction: **Composite Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>10`7" x 12`5"</b>
<b>Den</b>	<b>Main</b>	<b>6`3" x 5`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Balcony</b>	<b>Main</b>	<b>29`10" x 6`7"</b>

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`11" x 13`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 10`8"</b>
<b>Laundry</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$332**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-H1**

Legal Desc: **2312346**

Remarks

Pub Rmks: **Welcome to Skyview North by TRUMAN! This exceptional unit offers a bright and airy 2-Bedroom, 2-Bathroom home with Den in the established community of Skyview Ranch, complete with a titled Underground Parking Stall. Enjoy the refined finishes throughout, including Luxury Vinyl 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 four-piece Bathroom, while the spacious Secondary Bedroom provides a versatile area perfect for a guest room with adjoining four-piece Bathroom. Additional conveniences include a Den, an in-suite Washer and Dryer, stylish Window Coverings, and a Patio 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:  
Property Listed By: **n/a**  
**RE/MAX Real Estate (Central)**

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



