



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 SKYVIEW RANCH Road #3421, Calgary T3N 2J8**

MLS®#: **A2180189**      Area: **Skyview Ranch**      Listing **11/20/24**      List Price: **\$378,900**  
 Status: **Pending**      County: **Calgary**      Date:      Change: **-\$4k, 08-Dec**      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: **Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **836**  
 Low Sqft:  
 Ttl Sqft: **836**

DOM

**31**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

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	Room	Level	Dimensions
Living Room	Main	10`7" x 12`5"	Kitchen With Eating Area	Main	12`11" x 13`11"
Den	Main	6`3" x 5`4"	Bedroom - Primary	Main	10`4" x 12`0"
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	9`9" x 10`8"
4pc Bathroom	Main		Laundry	Main	
Balcony	Main	29`9" x 6`8"			

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 2-bedroom, 2-bathroom home with a den offers a bright and airy living space in the established community of Skyview Ranch, complete with a titled underground parking stall. Step inside and enjoy the refined finishes throughout, including luxury vinyl plank flooring and a designer lighting package. The chef-inspired kitchen is a standout, featuring sleek stainless steel appliances, soft-close cabinetry, and elegant quartz countertops. The primary bedroom includes a walk-through closet that leads to a spacious four-piece ensuite bathroom. The generously sized secondary bedroom offers versatility, perfect for a guest room, and is adjacent to a second four-piece bathroom. Additional conveniences include a den, in-suite washer and dryer, stylish blind package, and a private patio off the living room—ideal for relaxation. Skyview North's location is unbeatable, just steps away from Sky Point Landing shopping, green spaces, and expansive playgrounds. With easy access to both Stoney and Deerfoot Trail, commuting is a breeze. Schedule your showing today and experience 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**



