



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 SKYVIEW RANCH Road #2611, Calgary T3N 2J8**

MLS® #: **A2181714**

Area: **Skyview Ranch**

Listing Date: **12/01/24**

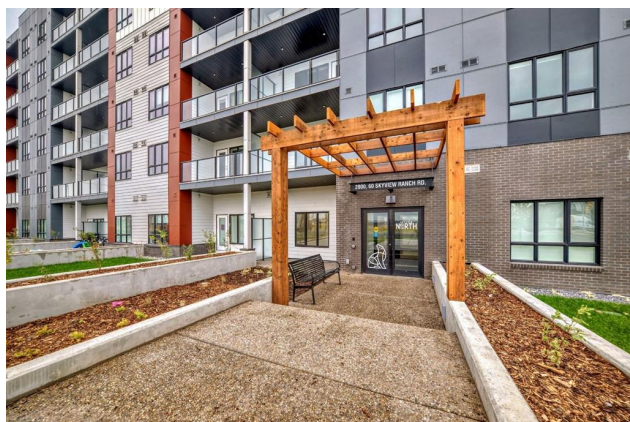
List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 18-Jan**

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:

**Finished Floor Area**  
Abv Sqft: **725**  
Low Sqft:  
Ttl Sqft: **725**

**Stall, Titled, Underground**

DOM

**52**

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**  
Int Feat: **Breakfast Bar, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 8`8"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`2" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 10`6"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`1" x 9`11"</b>	<b>Laundry</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Main</b>		<b>Balcony</b>	<b>Main</b>	<b>14`1" x 6`7"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$296

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc:

2311881

Remarks

Pub Rmks:

**Welcome to Skyview North by TRUMAN! This bright and spacious top-floor condo offers a 2-bedroom, 2-bathroom home in the desirable community of Skyview Ranch, complete with a titled parking stall for added convenience. The open-concept layout features durable LVP flooring and a stylish lighting package. The kitchen is equipped with stainless steel appliances, soft-close cabinetry, and elegant quartz countertops, perfect for cooking and entertaining. The primary bedroom offers a walk-through closet that leads to a private 3-piece ensuite bathroom. The secondary bedroom is versatile and can easily be used as a guest room, home office, or additional living space. Other convenient features include an in-suite washer and dryer, window coverings, and a balcony off the living room—ideal for relaxing and enjoying the fresh air. Skyview North is ideally located just steps from shopping at Sky Point Landing, green spaces, and playgrounds. With easy access to both Stoney and Deerfoot Trails, commuting is simple and convenient. Photo Gallery of Similar Unit. Don't miss your chance to view this exceptional home—schedule your showing today!**

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**







