



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 SKYVIEW RANCH Road #1206, Calgary T3N 2J8**

MLS®#: **A2182705**      Area: **Skyview Ranch**      Listing Date: **12/09/24**      List Price: **\$384,900**  
 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:

Access:

Lot Feat: **Landscaped,Street Lighting,Private,Views**  
 Park Feat: **Titled,Underground**

DOM

**12**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting,Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`8" x 11`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`4" x 7`4"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>4`10" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 12`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 13`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`11" x 5`0"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$352

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

**M-H1**

Legal Desc: **2311673**

Remarks

Pub Rmks: **Step into modern living in one of Calgary's most sought-after neighbourhoods! This brand-new condo offers 2 Spacious Bedrooms & 2 Full Bathrooms - Perfect for families, professionals, or investors. Prime Location - Surrounded by parks, top-rated schools, and easy access to major highways. Unbeatable Convenience - Just 5 minutes from Calgary International Airport, ideal for frequent travellers. Lifestyle Amenities - Enjoy the vibrant community with green spaces, shopping, and dining options nearby. Move-in ready and waiting for you to call it home! Don't miss your chance to live or invest in this thriving area.**

Inclusions: **n/a**  
Property Listed By: **Prep Ultra**

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







