



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: **\$379,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 30-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:

Finished Floor Area

Abv Sqft: **804**
 Low Sqft:
 Ttl Sqft: **804**

DOM

44
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

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

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

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. 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







