



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #2402, Calgary T3N 2J8

MLS®#: **A2183881**

Area: **Skyview Ranch**

Listing Date: **12/17/24**

List Price: **\$409,900**

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:

Park Feat:

Finished Floor Area
Abv Sqft: **978**
Low Sqft:
Ttl Sqft: **978**

Secured, Titled, Underground

DOM

4

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony, BBQ gas line**

Construction:

Composite Siding, Concrete, Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`2" x 14`9"	Living Room	Main	11`3" x 11`3"
Bedroom	Main	10`10" x 10`9"	Kitchen	Main	14`1" x 9`0"
Dining Room	Main	11`4" x 12`1"	4pc Ensuite bath	Main	7`6" x 8`2"
4pc Ensuite bath	Main	4`11" x 8`8"	Walk-In Closet	Main	5`6" x 6`7"
Walk-In Closet	Main	5`6" x 8`1"	Balcony	Main	6`9" x 10`3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$394

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: **2311881**

Remarks

Pub Rmks: **Welcome to BRAND new 2 bedrooms and 2 bathrooms CORNER unit condo on the 4th floor of Skyview North condos. This spacious unit features open concept living room, chef-inspired kitchen with quad countertops, large island and stainless steel appliances. The primary bedroom features a walk-through closet and 4 piece ensuite(DOUBLE sinks), while the second bedroom also boasts a walk-through closet with direct access to the main bathroom through a convenient pocket door. Unit also features covered balcony with gas connection for all your BBQ needs. Property comes with a underground titled parking. Easy access to Stoney and Deerfoot trail. Take advantage of the community's charm and additional amenities such as shopping, restaurants and many more. Don't miss this amazing property and schedule a showing with your favorite REALTOR® today!**

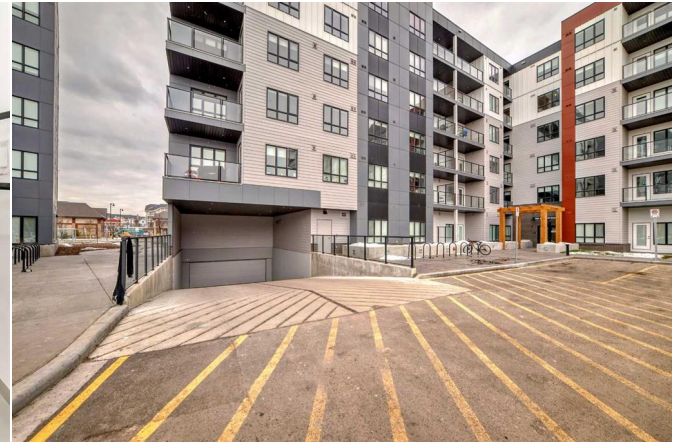
Inclusions: **N/A**
Property Listed By: **Creekside Realty**

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









ListSimple 2402-60 Skyview Ranch Rd NE, Calgary - MAN



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