



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: **\$384,900**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 20-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:

**Secured,Titled,Underground**

Finished Floor Area

Abv Sqft: **978**  
Low Sqft:  
Ttl Sqft: **978**

DOM

**36**  
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>    |
|--------------------------|--------------|-----------------------|-------------------------|--------------|----------------------|
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>10`2" x 14`9"</b>  | <b>Living Room</b>      | <b>Main</b>  | <b>11`3" x 11`3"</b> |
| <b>Bedroom</b>           | <b>Main</b>  | <b>10`10" x 10`9"</b> | <b>Kitchen</b>          | <b>Main</b>  | <b>14`1" x 9`0"</b>  |
| <b>Dining Room</b>       | <b>Main</b>  | <b>11`4" x 12`1"</b>  | <b>4pc Ensuite bath</b> | <b>Main</b>  | <b>7`6" x 8`2"</b>   |
| <b>4pc Ensuite bath</b>  | <b>Main</b>  | <b>4`11" x 8`8"</b>   | <b>Walk-In Closet</b>   | <b>Main</b>  | <b>5`6" x 6`7"</b>   |
| <b>Walk-In Closet</b>    | <b>Main</b>  | <b>5`6" x 8`1"</b>    | <b>Balcony</b>          | <b>Main</b>  | <b>6`9" x 10`3"</b>  |

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!**

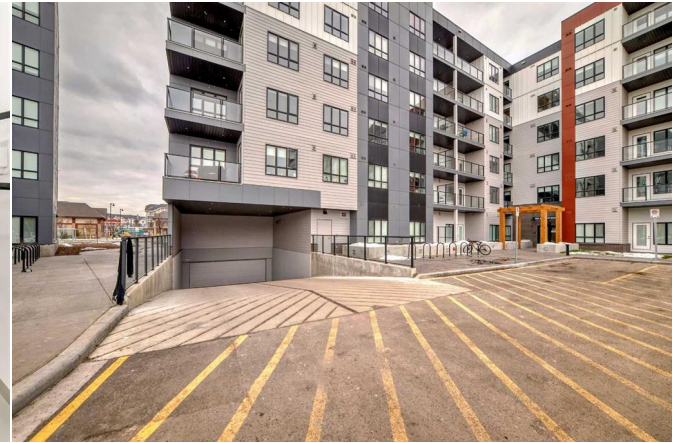
Inclusions: **N/A**  
Property Listed By: **Creekside Realty**

**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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