



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 SKYVIEW RANCH Road #3603, Calgary T3N 2J8**

MLS® #: **A2188023**

Area: **Skyview Ranch**

Listing Date: **01/16/25**

List Price: **\$425,000**

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:

Finished Floor Area

Abv Sqft: **1,024**  
Low Sqft:  
Ttl Sqft: **1,024**

DOM

**91**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-High-Rise**  
**(5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Playground**

Construction: **Composite Siding**  
Flooring: **Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`11" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 9`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 6`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 12`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 14`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`1" x 12`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$406**

Title:  
**Fee Simple**

Zoning:  
**M-H1**

Legal Desc:	2312346	Fee Freq: <b>Monthly</b>	Remarks
Pub Rmks:	<p><b>Welcome to your brand-new 3-bedroom condo in the vibrant community of Skyview Ranch. Thoughtfully designed for modern living, this stunning unit offers a blend of style, functionality, and convenience. Step into the bright and airy open-concept space where the sleek, modern kitchen takes center stage. Featuring a large island, stainless steel appliances, and ample counter space, the kitchen seamlessly connects to the dining and living areas, making it perfect for entertaining. The condo boasts three spacious bedrooms, two of which include walk-in closets and private ensuites, ensuring comfort and privacy for all. A full in-suite laundry and additional storage enhance the convenience of this home. Step outside to your private balcony, perfect for enjoying your morning coffee or unwinding after a long day, with views overlooking the well-maintain green space. A titled parking spot ensures secure and convenient parking. Nestled in the heart of Skyview Ranch North, this condo is steps from shopping at Sky Point Landing, green spaces, and extensive playgrounds. With easy access to Stoney and Deerfoot Trail, commuting is a breeze, whether you're heading downtown or exploring the city. Don't miss your chance to see it today.</b></p>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Royal LePage Mission Real Estate</b>		

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







