



THE
A-TEAM

**RE/MAX
FIRST**

6086 COUNTRY HILLS Boulevard #210, Calgary T3N 1A8

MLS® #: **A2191702**

Area: **Skyview Ranch**

Listing Date: **01/30/25**

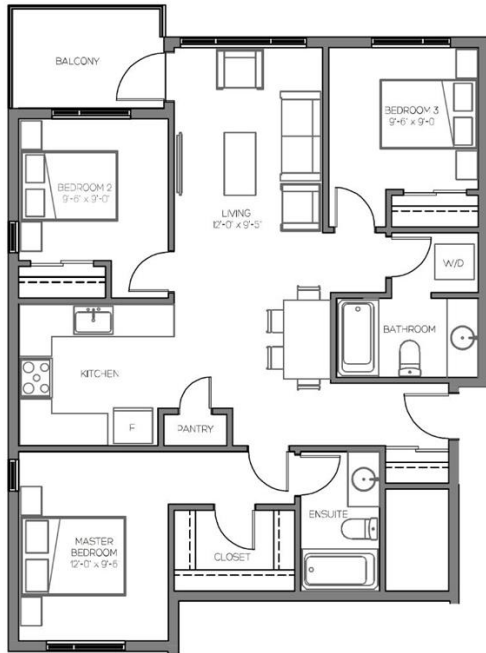
List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2027**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **995**
Low Sqft:
Ttl Sqft: **995**

DOM

38
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`0" x 9`6"	Bedroom	Main	9`6" x 9`0"
Living Room	Main	12`0" x 9`5"	3pc Ensuite bath	Main	8`0" x 5`0"
3pc Bathroom	Main	8`0" x 5`0"	Bedroom	Main	9`6" x 9`0"

Legal/Tax/Financial

Condo Fee: \$318	Title: Fee Simple	Zoning: C-C2
	Fee Freq: Monthly	

Legal Desc: **1610366**

Remarks

Pub Rmks: **Welcome to this CORNER UNIT 3 BED 2 BATH an exceptional pre-construction opportunity in the heart of Northeast Calgary, located at the intersection of Country Hills Boulevard and 60th Street. This stunning 3-bedroom, 2-bath condo offers over 995 square feet of thoughtfully designed living space, complete with a balcony and secure underground parking. Nestled in one of Calgary's most sought-after locations, this development is surrounded by unparalleled amenities. Enjoy proximity to the future C-Train station, a new Sikh temple, and the vibrant Cornerstone community featuring grocery stores, restaurants, gyms, and more. This nine-building development offers incredible on-site commercial amenities, including restaurants, coffee shops, grocery store, and retail stores, creating a truly self-sufficient community. With seamless access to major routes like Stoney Trail and Metis Trail, commuting is a breeze. Schools, shopping, and recreational facilities are just minutes away, adding to the convenience. Each unit is beautifully appointed with quartz countertops, floor-to-ceiling cabinets, vinyl plank flooring throughout, stainless steel undermount sinks, and front-load washer/dryer. The project features a low condo fee and offers a flexible deposit structure, making it an ideal choice for both homeowners and investors. Don't miss this opportunity to invest in a rapidly growing area with exceptional appreciation potential. For more information, contact your favorite realtor to secure your dream unit in this highly anticipated 2027 completion project! This is a pre-construction project with a 2027 & beyond possession date(s). SQFT added is from the builder blueprints.**

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

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

