



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 SKYVIEW RANCH Road #3518, Calgary T3N 2J8**

MLS®#: **A2195730**      Area: **Skyview Ranch**      Listing Date: **02/25/25**      List Price: **\$319,000**  
 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:

Access:  
 Lot Feat:  
 Park Feat:

**Additional Parking,Covered,Heated Garage,Secured,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **693**  
 Low Sqft:  
 Ttl Sqft: **693**

DOM

**0**

Layout

Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Closet Organizers,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$283**      Title: **Fee Simple**      Zoning: **M-H1**  
 Fee Freq: **Monthly**

Legal Desc: **2312346**

Remarks

Pub Rmks: **Welcome to your brand-new apartment in Skyview Ranch. This fantastic two-bedroom, one-bathroom holds incredible value. With quick possession available, there is no time like the present to invest in your future in real estate. Skyview Ranch is an amenity-rich neighbourhood with an abundance of shopping nearby, including the plaza across the street at the Skyview Station, Cityscape Landing and Cityscape Square, schools which include Apostles of Jesus School and Prairie Sky School, amazing green paths for outdoor enthusiasts and quick access to major thoroughfares like Stoney Trail, and a short 12-minute drive to Calgary International Airport. This modern unit comes with your own titled parking stall in the underground heated parkade, giving you a warm place to park your vehicle in the cold months and the safety of a secured building. Book your exclusive showing today with your favourite Realtor. This unit may not last long. Please don't forget to check out the virtual and video tours.**

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

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











