



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #1315, Calgary T3N0G3

MLS® #: **A2197544** Area: **Skyview Ranch** Listing Date: **02/26/25** List Price: **\$429,900**
 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:

Underground

Finished Floor Area

Abv Sqft: **1,226**
 Low Sqft:
 Ttl Sqft: **1,226**

DOM

0

Layout

Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Multi Level Unit**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Lighting, Playground**

Construction: **Concrete, Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 10`1"	4pc Ensuite bath	Main	5`1" x 10`3"
Bedroom	Main	10`9" x 15`2"	Bedroom	Main	10`9" x 10`2"
Dinette	Main	10`1" x 8`4"	Foyer	Main	11`5" x 7`11"
Kitchen	Main	9`3" x 15`7"	Living Room	Main	17`0" x 13`10"
Bedroom - Primary	Main	11`2" x 10`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$493

Fee Simple

M-H1

Fee Freq:
Annually

Legal Desc: 2311673

Remarks

Pub Rmks: **Welcome to this exquisite 1,225 sq. ft. three-bedroom condominium, perfectly situated in the vibrant and highly sought-after community of Skyview Ranch. Designed with sophistication and comfort in mind, this stunning residence seamlessly combines style, functionality, and convenience to offer an unparalleled living experience. Upon entering, you are greeted by a bright and spacious open-concept layout, thoughtfully designed to maximize natural light and enhance everyday living. The modern kitchen serves as the heart of the home, boasting a sleek design with a large island, premium stainless steel appliances, and abundant counter and cabinet space. Its seamless connection to the dining and living areas makes it an ideal space for entertaining guests or enjoying family gatherings. The condo features three generously sized bedrooms, ensuring ample space for rest and relaxation. Two of the bedrooms are complete with walk-in closets and private ensuites, providing both luxury and privacy. A third well-appointed bedroom offers versatility, perfect for a home office, guest room, or additional living space. The unit also includes a full in-suite laundry area and additional storage, adding to the overall convenience and functionality of the home. Step outside onto your private balcony, where you can enjoy peaceful morning coffees or unwind in the evening while overlooking the beautifully maintained green space. The unit also comes with a titled parking spot, offering secure and hassle-free parking. Nestled in the heart of Skyview Ranch North, this condo is just steps away from the bustling Sky Point Landing, home to a variety of shopping, dining, and essential services. With extensive green spaces and playgrounds nearby, this location is perfect for families and outdoor enthusiasts alike. Additionally, easy access to major roadways, including Stoney Trail and Deerfoot Trail, ensures a seamless commute to downtown and beyond. Don't miss the opportunity to own this exceptional home in one of Calgary's most dynamic communities. Schedule your private viewing today and experience modern condo living at its finest!**

Inclusions: N/A
Property Listed By: Greater Calgary Real Estate

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







