

60 SKYVIEW RANCH Road #3611, Calgary T3N 2J8

MLS® #: **A2198268** Area: **Skyview Ranch** Listing Date: **03/01/25** List Price: **\$349,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Finished Floor Area
 Abv Sqft: **723**
 Low Sqft:
 Ttl Sqft: **723**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding**
 Heating: **Baseboard** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`7" x 9`1"	Kitchen With Eating Area	Main	13`1" x 11`4"
Bedroom - Primary	Main	10`6" x 11`11"	3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	8`2" x 9`11"	4pc Bathroom	Main	
Laundry	Main	0`0" x 0`0"	Balcony	Main	14`2" x 6`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$296

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: 2312346

Remarks

Pub Rmks: **Welcome to Skyview North by TRUMAN! This stunning corner unit offers a bright and airy 2-bedroom, 2-bathroom home in the established community of Skyview Ranch, complete with a titled underground parking stall. Experience the pinnacle of luxury living with high-end finishes, including wide plank flooring and a designer lighting package. The custom chef-inspired kitchen boasts stainless steel appliances, soft-close cabinetry, and elegant quartz countertops. The primary bedroom features a walk-through closet leading to a three-piece bathroom, while the secondary bedroom provides a versatile area perfect for a guest room, home office, or additional living space. Additional conveniences include a full bathroom, in-suite washer and dryer, stylish window coverings, and a balcony off the living room perfect for relaxation. Skyview North is ideally located just steps away from amenities such as shopping at Sky Point Landing, green spaces, and extensive playgrounds. Enjoy easy access to both Stoney and Deerfoot Trail, making commuting a breeze. Schedule your showing today and discover exceptional living at Skyview North! Photo Gallery of Similar Unit.**

Inclusions: n/a

Property Listed By: RE/MAX Real Estate (Central)

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





