

# \$299,900 - 201, 6086 Country Hills Boulevard Ne, Calgary

MLS® #A2191705

**\$299,900**

1 Bedroom, 1.00 Bathroom, 463 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this 1 bed 1 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 1 bed 1 bath condo offers over 463 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!

Built in 2027

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2191705       |
| Price          | \$299,900      |
| Bedrooms       | 1              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 463            |
| Acres          | 0.00           |
| Year Built     | 2027           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

**Community Information**

|             |                                      |
|-------------|--------------------------------------|
| Address     | 201, 6086 Country Hills Boulevard Ne |
| Subdivision | Skyview Ranch                        |
| City        | Calgary                              |
| County      | Calgary                              |
| Province    | Alberta                              |
| Postal Code | T3N 1A8                              |

**Amenities**

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Elevator(s), Parking, Secured Parking, Visitor Parking, Playground, Snow Removal |
| Parking   | Underground                                                                      |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters |
|-------------------|-----------------------------------------------------------------|

|              |                                                  |
|--------------|--------------------------------------------------|
| Appliances   | Dishwasher, Electric Range, Washer/Dryer Stacked |
| Heating      | Central                                          |
| Cooling      | None                                             |
| # of Stories | 12                                               |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 79                 |
| Zoning         | C-C2               |
| HOA Fees       | 1                  |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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