

# \$399,900 - 207, 6086 Country Hills Boulevard Ne, Calgary

MLS® #A2189586

**\$399,900**

2 Bedroom, 2.00 Bathroom, 754 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to an exceptional pre-construction opportunity in the heart of Northeast Calgary, located at the intersection of Country Hills Boulevard and 60th Street. This stunning 2-bedroom, 2-bath condo offers over 750 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), currently individual unit titles and LINC numbers are yet to be determined.

Built in 2027

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2189586       |
| Price          | \$399,900      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 754            |
| Acres          | 0.00           |
| Year Built     | 2027           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 207, 6086 Country Hills Boulevard Ne |
| Subdivision | Skyview Ranch                        |
| City        | Calgary                              |
| County      | Calgary                              |
| Province    | Alberta                              |
| Postal Code | T3N 1A8                              |

### Amenities

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

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters                    |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Central  |
| Cooling           | None   |
| # of Stories      | 12   |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 25th, 2025 |
| Days on Market | 76                 |
| Zoning         | C-C2               |
| HOA Fees       | 1                  |
| HOA Fees Freq. | ANN                |

## Listing Details

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

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