

# \$449,900 - 210, 6086 Country Hills Boulevard Ne, Calgary

MLS® #A2191702

**\$449,900**

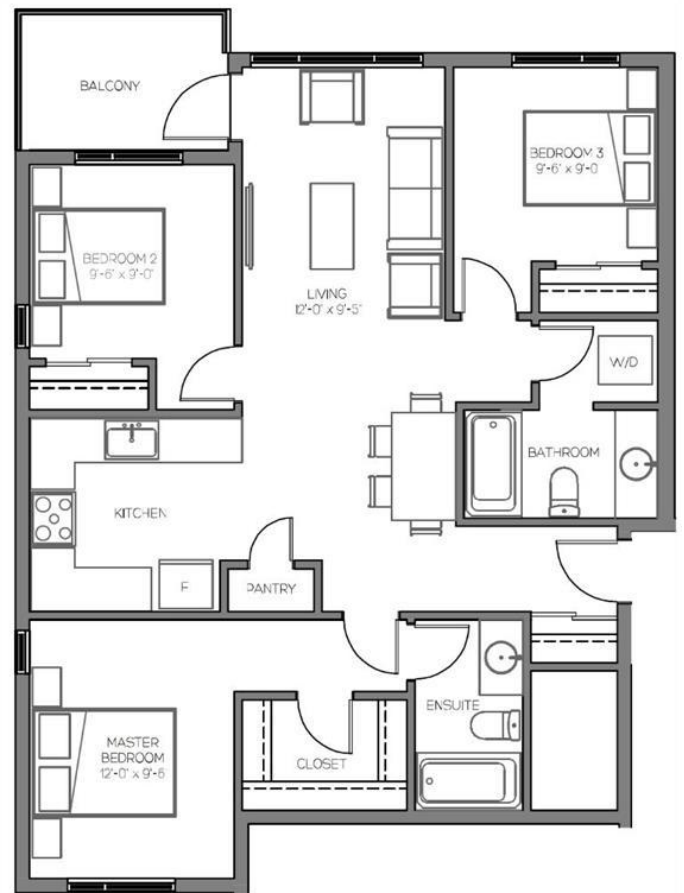
3 Bedroom, 2.00 Bathroom, 995 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this CORNER UNIT 3 BED 2 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 3-bedroom, 2-bath condo offers over 995 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). SQFT added is from the builder blueprints.

Built in 2027

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2191702       |
| Price          | \$449,900      |
| Bedrooms       | 3              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 995            |
| Acres          | 0.00           |
| Year Built     | 2027           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

**Community Information**

|             |                                      |
|-------------|--------------------------------------|
| Address     | 210, 6086 Country Hills Boulevard Ne |
| Subdivision | Skyview Ranch                        |
| City        | Calgary                              |
| County      | Calgary                              |
| Province    | Alberta                              |
| Postal Code | T3N 1A8                              |

**Amenities**

|           |  |
|-----------|--|
| Amenities | Elevator(s), Parking, Playground, Snow Removal, Visitor Parking, Secured 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 30th, 2025 |
| Days on Market | 103                |
| Zoning         | C-C2               |
| HOA Fees       | 1                  |
| HOA Fees Freq. | ANN                |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.