

**3221, 60 Skyview Ranch Road NE**  
**Calgary, Alberta**

**MLS # A2247355**



**\$379,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 332
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

Discover a rare find in Skyview North &mdash; a modern 3rd-floor condo with BOTH BEDROOMS FEATURING PRIVATE ENSUITES. Built by Truman Homes, this thoughtfully designed residence combines style, comfort, and functionality in one perfect package. The open-concept living space features LUXURY VINYL PLANK FLOORING WITH ACOUSTIC UNDERLAY, seamlessly connecting the living room, dining area, and kitchen. The kitchen is a true highlight, with QUARTZ COUNTERTOPS, a central island with seating, smooth panel cabinetry with anti-scuff hardware, and premium stainless steel appliances. The primary suite includes a walk-through closet and a 3-piece ensuite finished with quartz and luxury vinyl tile. The second bedroom is equally inviting, offering its own 4-piece ensuite for privacy and convenience. A SPACIOUS DEN provides the perfect work-from-home setup or flex space, while in-suite laundry makes everyday living easier. This condo also comes with a TITLED UNDERGROUND PARKING STALL and a DEDICATED STORAGE UNIT for extra space. Step onto your SOUTH-FACING BALCONY to enjoy CITY SKYLINE and MOUNTAIN VIEWS along with all-day natural light. Built with ENERGY-EFFICIENT SYSTEMS for comfort and sustainability, this home is move-in ready and designed for low-maintenance living. Located steps from parks, schools, playgrounds, and sports facilities, with shopping, dining, and amenities nearby. Enjoy quick access to STONEY TRAIL, just 9 minutes to CALGARY INTERNATIONAL AIRPORT and about 20 minutes to DOWNTOWN. A condo with TWO TRUE ENSUITES, A DEN, AND A STORAGE UNIT is a rare opportunity &mdash; book your showing today.