

**2301, 60 Skyview Ranch Road NE**  
**Calgary, Alberta**

**MLS # A2315758**



**\$373,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Shingle	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Other	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Elevator, Kitchen Island		

**Inclusions:** N/A

Welcome to this spacious 3-bedroom, 2-bathroom corner unit in the sought-after community of Skyview Ranch. Offering over 1,100 sq. ft. of living space on the 3rd floor, this bright and functional home is perfect for families, first-time buyers, or investors. The open-concept layout features a well-appointed kitchen, dining area, and comfortable living room with plenty of natural light. Step out onto the generous-sized balcony, perfect for relaxing or enjoying your morning coffee. The primary bedroom includes a private ensuite, while two additional bedrooms provide flexibility for family, guests, or a home office. Additional features include in-suite laundry and titled underground parking for year-round convenience. Ideally located close to parks, schools, shopping, restaurants, transit, and easy access to Stoney Trail and Deerfoot Trail, this home offers the perfect combination of space, comfort, and convenience.