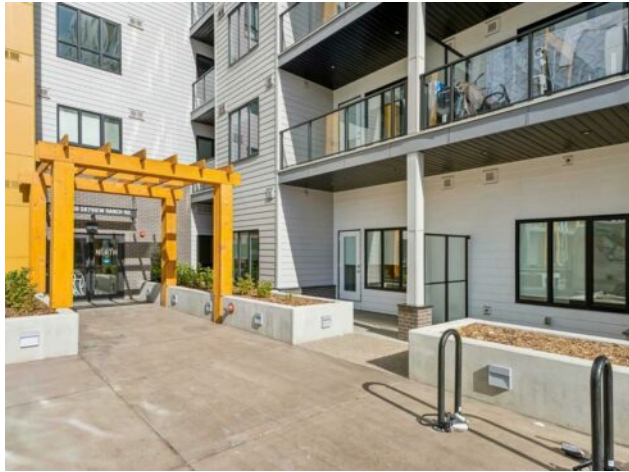


**3502, 60 Skyview Ranch Road NE**  
**Calgary, Alberta**

**MLS # A2169555**



**\$389,888**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	964 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 394
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Metal Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

Don't miss out on this exceptional opportunity to own or invest in a highly sought-after 5th-floor apartment in the vibrant community of Skyview Ranch. This charming 2-bedroom, 2-bathroom residence boasts a spacious layout, a well-appointed kitchen with premium countertops and stainless-steel appliances, and a generous island perfect for culinary enthusiasts. Ideal for young professionals, this property offers ample space to create a cozy home office or den. Additional features include in-suite laundry and a titled underground parking stall. Picture yourself relaxing on the expansive deck, gazing at the picturesque Downtown skyline and majestic Rocky Mountains. Just a stone's throw away from shops, public transit, and a short drive to Stoney Trail, schools, and all the wonderful amenities that Skyview Ranch has to offer. Don't wait, call today to schedule a viewing and make this charming apartment your new home!