



**GRASSROOTS**  
REALTY GROUP

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2507, 60 Skyview Ranch Road NE  
Calgary, Alberta

MLS # A2219010



**\$349,900**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Skyview Ranch                      |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 849 sq.ft.                         | Age:   | 2024 (1 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Stall, Titled, Underground         |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                |            |        |
|-------------|--------------------------------|------------|--------|
| Heating:    | Baseboard                      | Water:     | -      |
| Floors:     | Vinyl Plank                    | Sewer:     | -      |
| Roof:       | Asphalt Shingle                | Condo Fee: | \$ 349 |
| Basement:   | -                              | LLD:       | -      |
| Exterior:   | Composite Siding               | Zoning:    | M-H1   |
| Foundation: | Poured Concrete                | Utilities: | -      |
| Features:   | Breakfast Bar, Quartz Counters |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

This exceptional 2-Bedroom + Den, 2-Bathroom home with a titled underground parking stall offers the perfect blend of comfort, style, and convenience in the established community of Skyview Ranch. Inside, discover a bright, open layout with luxury vinyl plank flooring, a curated designer lighting package, and oversized windows that fill the space with natural light. The chef-inspired kitchen is designed for both function and flair, featuring stainless steel appliances, full-height soft-close cabinetry, and elegant quartz countertops—an inviting space for everything from quick weekday meals to hosting friends. The primary bedroom includes a walk-through closet leading to a private three-piece ensuite. The spacious second bedroom includes its own walk-through closet and direct access to a Jack-and-Jill bathroom, offering both privacy and convenience. The versatile den makes an ideal home office, creative space, or guest room. Additional features include in-suite laundry, stylish window coverings, and a private balcony off the living room—perfect for enjoying morning coffee or unwinding at the end of the day. Located just steps from Sky Point Landing’s shopping and dining, nearby green spaces, and playgrounds, Skyview North combines urban convenience with a neighborhood feel. Plus, quick access to Stoney and Deerfoot Trail makes commuting effortless. Photo gallery showcases a similar unit.