



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2247355**



**\$379,000**

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

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	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.

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