



**2620, 60 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2296036

\$365,000



Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 359
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: None

This 835 sq. ft. top-floor condo at Skyview North offers a sophisticated, modern lifestyle in one of Calgary's most vibrant communities. From the moment you step inside, the bright, open-concept design impresses with its wide vinyl plank flooring and a crisp, neutral color palette that complements any style. At the heart of the home is a stunning kitchen, where a large central island with a double undermount sink, serves as the perfect hub for morning coffee or casual dinners, offering seating for four alongside ample cabinet and counter space. The kitchen flows seamlessly into a bright and inviting living room, creating an ideal layout for both quiet nights in and lively entertaining. From here, you can step out onto the massive, covered balcony—perhaps the home's most striking feature. Spanning the entire width of the unit, this expansive outdoor terrace provides incredible additional living space for lounging or dining while enjoying the fresh air. The thoughtful split-bedroom configuration ensures maximum privacy for residents and guests alike. The primary suite is a true retreat, boasting a spacious walk-through wardrobe that leads into a private four-piece ensuite, complete with dual vanities and a large walk-in shower. On the opposite side of the condo, the second bedroom is equally well-appointed, offering convenient access to the main full bathroom through its own walk-through closet. In-suite storage and laundry rooms, plus a secure, titled underground parking stall add to the convenience of this home. The building amenities include a welcoming entrance lobby, a dedicated bike room, and direct access to a 115-acre environmental reserve for nature lovers. With ground-level retail at your doorstep, a future LRT station planned directly across the street, and the shopping and dining of Sky Pointe Landing just moments away, this top-floor gem offers

an elevated lifestyle you won't want to miss. Some photos have been virtually staged. Book your showing today!