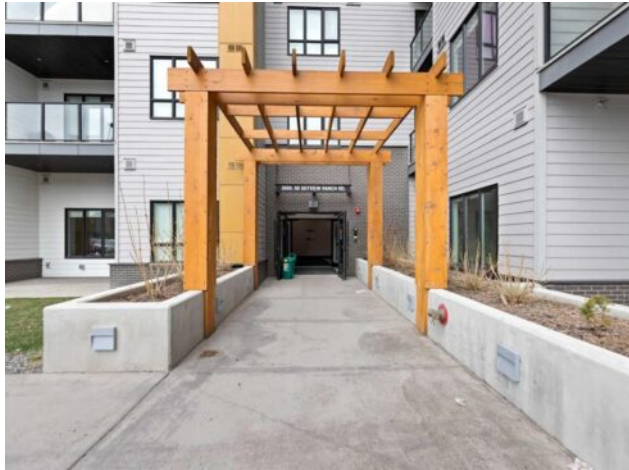




**3620, 60 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2296521**



**\$309,999**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch                      |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 836 sq.ft.                         | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 349 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Vinyl Siding | <b>Zoning:</b>    | M-H1   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |

**Features:** Chandelier, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Skyview North by TRUMAN! This exceptional Top Floor unit offers a bright and airy 2-Bedroom, 2-Bathroom home with Den in the established community of Skyview Ranch, complete with a titled Underground Parking Stall. Enjoy the refined finishes throughout, including Luxury Vinyl Plank flooring and a designer Lighting package. The custom chef-inspired Kitchen boasts Stainless Steel Appliances, Soft-Close Cabinetry, and elegant Quartz Countertops. The Primary Bedroom features a walk-through closet leading to a four-piece Bathroom, while the spacious Secondary Bedroom provides a versatile area perfect for a guest room with adjoining four-piece Bathroom. Additional conveniences include a Den, an in-suite Washer and Dryer, stylish Window Coverings, and a Patio off the Living Room perfect for relaxation. Skyview North is ideally located just steps away from amenities such as shopping at Sky Point Landing, Green Spaces, and extensive Playgrounds. Enjoy easy access to both Stoney and Deerfoot Trail, making commuting a breeze. Schedule your showing today and discover exceptional living at Skyview North! BEST PRICED CONDO FOR TOP FLOOR. Vacant and easy to be shown. Call now for viewing.