



**GRASSROOTS**  
REALTY GROUP

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**2301, 60 Skyview Ranch Road NE**  
**Calgary, Alberta**

**MLS # A2301691**



**\$397,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Garage opener

BEAUTIFUL EAST-FACING CONDO IN SKYVIEW RANCH | 3 BEDROOMS | 2 BATHROOMS | UNDERGROUND PARKING Welcome to this bright and spacious 3 BEDROOM, 2 BATHROOM EAST-FACING CONDO located in the highly desirable Skyview Ranch community. This well-designed unit features a modern KITCHEN WITH A BEAUTIFUL QUARTZ ISLAND, CABINETS UP TO THE CEILING, and plenty of storage&mdash;perfect for everyday living and entertaining. The open-concept layout allows for ABUNDANT NATURAL LIGHT, creating a warm and inviting atmosphere. Enjoy your morning coffee on the BALCONY WITH PARK VIEWS, offering a peaceful outdoor space. The unit includes 2 BEDROOMS with WALK-IN CLOSETS and attached BATHROOMS, including a THIRD bedroom with a closet, ideal for guests, family, or a home office. Additional highlights include UNDERGROUND PARKING, along with IN-UNIT LAUNDRY AND STORAGE for added everyday convenience. Located just STEPS AWAY FROM RESTAURANTS, GAS STATION, PHYSIOTHERAPY, DAYCARE, AND PARKS, this home offers unbeatable convenience and lifestyle. PERFECT FOR FIRST-TIME BUYERS, INVESTORS, OR GROWING FAMILIES! DON&rsquo;T MISS OUT ON THIS FANTASTIC OPPORTUNITY!