



GRASSROOTS
REALTY GROUP

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1310, 60 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2207247



\$279,900

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 598 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 259 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding | Zoning: | M-H1 |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: None

Nestled in the desirable Skyview community, this exceptional apartment is in incredible condition, offering a rare opportunity to own a nearly brand-new home. Whether you're a first-time buyer or looking for an investment property, this spacious unit provides both comfort and flexibility. As a wonderful investment, the unit is currently rented out until September 30th and the tenants are willing to either stay or vacate, giving you the option to continue with the existing lease or move in once it expires. The apartment boasts modern finishes, including new stainless steel appliances in the kitchen, which are as stylish as they are functional. For added convenience, there is an in-suite washer and dryer, so you can easily take care of laundry without leaving your home. The master bedroom features a walk-in closet, providing plenty of space for your wardrobe and accessories. Step out onto the generous balcony, perfect for relaxing with a drink or enjoying a quiet morning. Inside, the apartment offers ample storage, ensuring everything has its place and keeping your home organized. In addition to the apartment's fantastic features, the property comes with two titled parking stalls, a significant bonus for those who require extra parking or want to accommodate guests. Skyview is a vibrant, family-friendly community that offers a variety of amenities and a great quality of life. The neighborhood is surrounded by lush parks and schools, making it an ideal location for families and outdoor enthusiasts. Whether you enjoy a walk in the park or a day out with the kids, you'll appreciate the green spaces nearby. For those who need to commute, easy access to major highways ensures that getting around Calgary is a breeze. With everything the Skyview community has to offer, this apartment is a fantastic choice for anyone looking to enjoy a modern, convenient lifestyle in a

sought-after area. Don't miss out on this rare opportunity to own an apartment in such a great location. Contact your favorite realtor today to learn more or schedule a viewing!