

**2222, 60 Skyview Ranch Road NE  
Calgary, Alberta**

**MLS # A2171449**



**\$399,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	899 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 369
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Step into this stunning 2-bedroom, 2-bathroom condo and instantly feel at home. With a spacious open-concept floor plan, this unit is designed for modern living and boasts an array of premium upgrades. The stylish kitchen features sleek quartz countertops, stainless steel appliances, and contemporary cabinetry, making it a chef's delight. Enjoy the ease of in-suite laundry and unwind on your south-facing covered balcony, perfect for soaking up the Calgary sunshine year-round. The primary suite offers a luxurious escape with dual sinks, a walk-in shower, and an extended vanity, ensuring a spa-like experience right at home. The condo is equipped with window coverings, adding convenience and privacy, and comes with an underground titled parking stall. For added durability, the building is constructed with James Hardie board siding, ensuring your investment stands the test of time. Located in the vibrant community of Skyview Ranch, you'll benefit from a family-friendly atmosphere with easy access to major routes, shopping centers, and dining options. With nearby parks, schools, and public transit, everything you need is right at your doorstep. Plus, enjoy the diverse, welcoming spirit of this community, where there's always something to do, and new neighbors to meet. Don't miss your chance to own this gem in the desirable community of Skyview Ranch! Schedule a viewing today and make this beautiful condo yours.