

# \$397,000 - 1315, 60 Skyview Ranch Road Ne, Calgary

MLS® #A2197544

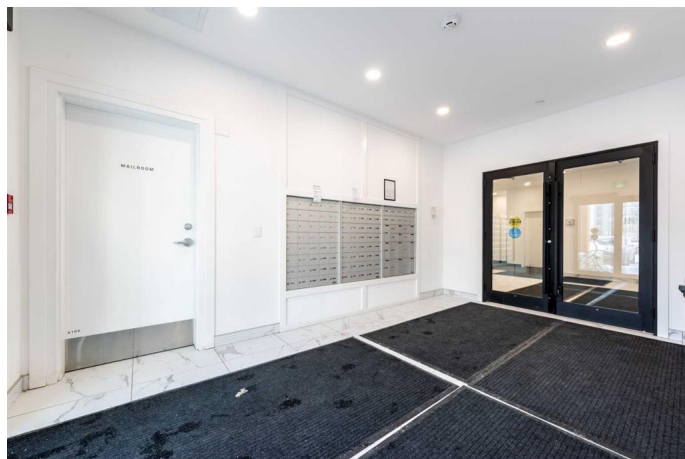
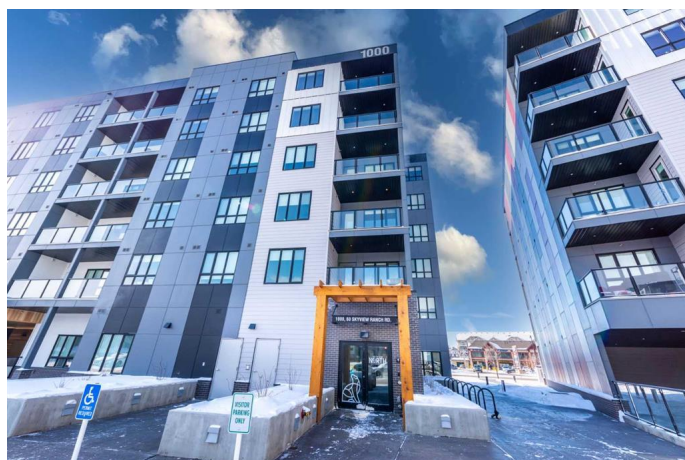
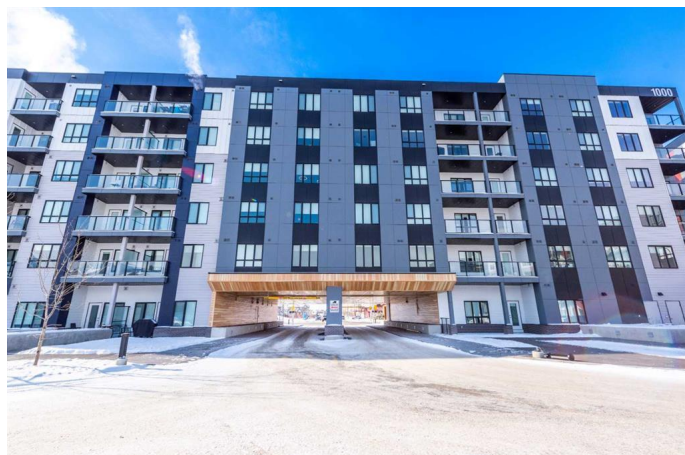
**\$397,000**

3 Bedroom, 2.00 Bathroom, 1,226 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this exquisite 1,225 sq. ft. three-bedroom condominium, perfectly situated in the vibrant and highly sought-after community of Skyview Ranch. Designed with sophistication and comfort in mind, this stunning residence seamlessly combines style, functionality, and convenience to offer an unparalleled living experience. Upon entering, you are greeted by a bright and spacious open-concept layout, thoughtfully designed to maximize natural light and enhance everyday living. The modern kitchen serves as the heart of the home, boasting a sleek design with a large island, premium stainless steel appliances, and abundant counter and cabinet space. Its seamless connection to the dining and living areas makes it an ideal space for entertaining guests or enjoying family gatherings. The condo features three generously sized bedrooms, ensuring ample space for rest and relaxation. Two of the bedrooms are complete with walk-in closets and private ensuites, providing both luxury and privacy. A third well-appointed bedroom offers versatility, perfect for a home office, guest room, or additional living space. The unit also includes a full in-suite laundry area and additional storage, adding to the overall convenience and functionality of the home. Step outside onto your private balcony, where you can enjoy peaceful morning coffees or unwind in the evening while overlooking the beautifully maintained green space. The unit also comes with a titled parking spot, offering



secure and hassle-free parking. Nestled in the heart of Skyview Ranch North, this condo is just steps away from the bustling Sky Point Landing, home to a variety of shopping, dining, and essential services. With extensive green spaces and playgrounds nearby, this location is perfect for families and outdoor enthusiasts alike. Additionally, easy access to major roadways, including Stoney Trail and Deerfoot Trail, ensures a seamless commute to downtown and beyond. Don't miss the opportunity to own this exceptional home in one of Calgary's most dynamic communities. Schedule your private viewing today and experience modern condo living at its finest!

Built in 2024

**Essential Information**

MLS® #	A2197544
Price	\$397,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,226
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1315, 60 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0G3

## Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	6

## Exterior

Exterior Features	Lighting, Playground
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame

## Additional Information

Date Listed	February 26th, 2025
Days on Market	60
Zoning	M-H1
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.