

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

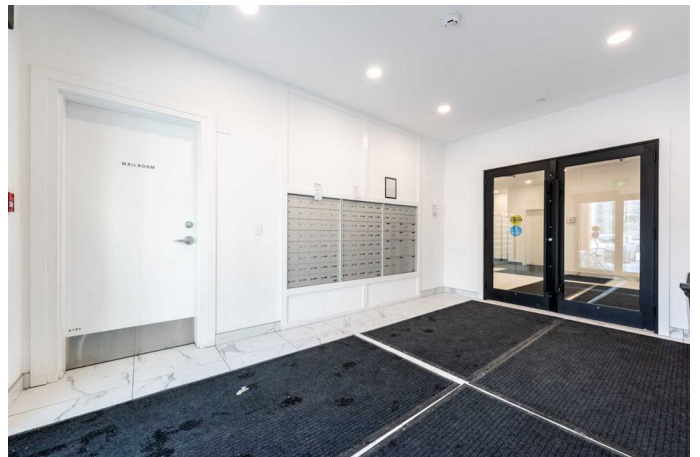
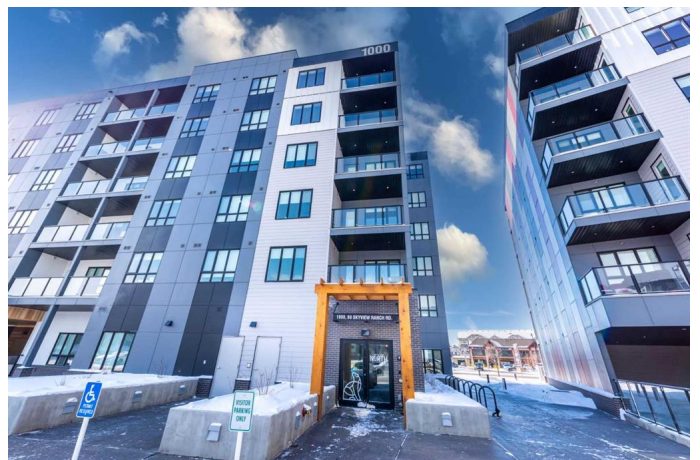
MLS® #A2197544

**\$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 | 68                  |
| Zoning         | M-H1                |
| HOA Fees       | 79                  |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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