

3516, 60 Skyview Ranch Road NE  
Calgary, Alberta

MLS # A2175407



## \$400,000

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	712 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Garage Door Opener, Heated Garage, Secured, Titled, Ur		
<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>	\$ 283
<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>	Natural Gas Paid, Water Paid For
<b>Features:</b>	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\* OPEN HOUSE SUNDAY, NOVEMBER 10TH FROM 1-4 PM \*\*** A Thoughtfully Designed Condominium nestled in the Brand New "Skyview North" Building by Truman Homes. #3516 - 60 Skyview North NE vaunts a commodious 711 Square Feet with 2 Spacious Bedrooms and a South Exposed 5th Floor Balcony with City Skyline and Mountain Views. This comfortable residence encompasses high quality modern living complimented with exceptional craftsmanship throughout and **INCLUDES A TITLED UNDERGROUND PARKING STALL**. The interior features Luxury Vinyl Plank Flooring with Acoustic Underlay that merges the Living Room with 9-Foot Ceilings, Dining Area, and a Kitchen with Quartz Countertops, Island with room for seating, and Smooth Panel Door Cabinetry levered with Anti-Scuff and Scratch Hardware. The Kitchen also features Stainless Steel Appliances and a Pantry. An Owner's Retreat is comprised of a spacious Bedroom, a Walk-Through Closet, and a Beautiful 4-Piece Ensuite with Luxury Vinyl Tile and Quartz Countertop. A secondary Bedroom generous in size and In-Suite Laundry complete the unit's floorplan. Additional building highlights include its Energy Efficient Design including Mechanical, Distribution Systems, and Windows. Superbly located only steps away from parks, playgrounds, sportsplexes, and schools. Enjoy Prominent Shopping/Dining and Amenities nearby and a convenient 9 minute drive to the Calgary International Airport and 20 minute drive to Downtown Calgary. Nearby access to Stoney Trail allow ease of commutes to either end of the city. Experience this impressive residence for yourself. Schedule a showing with your Favorite REALTOR&reg; today!