



**GRASSROOTS**  
REALTY GROUP

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1603, 60 Skyview Ranch Road NE  
Calgary, Alberta

MLS # A2242826



**\$359,900**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Skyview Ranch                      |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 877 sq.ft.                         | Age:   | 2024 (2 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                               |            |        |
|-------------|-----------------------------------------------|------------|--------|
| Heating:    | Baseboard                                     | Water:     | -      |
| Floors:     | Laminate                                      | Sewer:     | -      |
| Roof:       | -                                             | Condo Fee: | \$ 357 |
| Basement:   | -                                             | LLD:       | -      |
| Exterior:   | Composite Siding                              | Zoning:    | M-H1   |
| Foundation: | Poured Concrete                               | Utilities: | -      |
| Features:   | Breakfast Bar, Kitchen Island, Stone Counters |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to this stunning penthouse-level condo in the heart of Skyview Ranch, one of NE Calgary’s most sought-after family-friendly communities. This bright and spacious top floor 2 bedroom, 2 bathroom unit offers the perfect blend of comfort and style, ideal for first-time buyers, downsizers, or savvy investors. Step into an open-concept living space featuring a modern kitchen with sleek cabinetry, luxury wide plank flooring, quartz counters, a generous eat in breakfast bar, and plenty of room to entertain. The large west facing windows bring in natural light, creating a warm and inviting atmosphere. The generous primary bedroom includes a private 3 piece ensuite and a walk thru closet, while the second bedroom is perfect for guests, kids, or a home office. Completing this unit is an oversized west facing balcony with stunning views of downtown and the mountains. Additional features include in-suite laundry, dedicated underground parking, and access to nearby walking paths, parks, schools, and shopping. With easy access to major routes and transit, commuting is a breeze. Don’t miss your chance to own this top-floor gem in a growing and vibrant neighborhood!