



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3122, 60 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2335092



\$382,000

Division:	Skyview Ranch		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	908 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 427
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	N/A
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Welcome to this bright and spacious Ground 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!