



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1614, 60 Skyview Ranch Road NE  
Calgary, Alberta

MLS # A2336173

**\$388,000**



|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Skyview Ranch                      |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 1,029 sq.ft.                       | Age:   | 2024 (2 yrs old) |
| Beds:     | 3                                  | Baths: | 2                |
| Garage:   | Titled, Underground                |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                                |            |        |
|-------------|------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                                                                         | Water:     | -      |
| Floors:     | Linoleum, Vinyl Plank                                                                          | Sewer:     | -      |
| Roof:       | -                                                                                              | Condo Fee: | \$ 427 |
| Basement:   | -                                                                                              | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                                                                       | Zoning:    | M-H1   |
| Foundation: | Poured Concrete                                                                                | Utilities: | -      |
| Features:   | Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |            |        |
| Inclusions: | Window Coverings                                                                               |            |        |

TOP FLOOR | 3 BEDROOMS | 2 FULL BATHROOMS | TITLED UNDERGROUND PARKING | NEARLY 1,030 SQ. FT. Welcome to this spacious top-floor 3-bedroom, 2-bathroom condo in the heart of Skyview Ranch, offering nearly 1,030 sq. ft. of bright and beautifully designed living space. With 9' ceilings, large windows and elevated views, this home feels open, airy and inviting from the moment you step inside. The open-concept kitchen features quartz countertops, stainless steel appliances and ample cabinetry, flowing seamlessly into the dining and living areas—an ideal layout for both everyday living and entertaining. Step outside onto your private balcony and enjoy the added privacy and views that come with top-floor living. The spacious primary bedroom offers a walk-in closet and private 4-piece ensuite, while two additional bedrooms provide plenty of flexibility for family, guests or a home office. In-suite laundry and a titled underground parking stall add everyday convenience. Located close to schools, parks, playgrounds, shopping, restaurants and transit, with convenient access to major roadways, this home offers an excellent combination of space, functionality and location. Three-bedroom top-floor condos with this much space are a rare find—book your private showing today!