

# \$299,900 - 3516, 60 Skyview Ranch Road Ne, Calgary

MLS® #A2199789

**\$299,900**

2 Bedroom, 1.00 Bathroom, 712 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

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® today!

Built in 2024

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2199789          |
| Price          | \$299,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 712               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 3516, 60 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                  |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N 2J8                        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Parking, Visitor Parking, Gazebo, Picnic Area                          |
| Utilities      | Heating Paid For, Natural Gas Paid, Water Paid For                                  |
| Parking Spaces | 1   |
| Parking        | Additional Parking, Garage Door Opener, Heated Garage, Titled, Underground, Secured |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Elevator, Recessed Lighting |
|-------------------|---|

|              |  |
|--------------|--|
| Appliances   | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating      | Baseboard  |
| Cooling      | None   |
| # of Stories | 6  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line                            |
| Construction      | Cement Fiber Board, Composite Siding, Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 8               |
| Zoning         | M-H1            |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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