

# **\$349,000 - 3506, 60 Skyview Ranch Road Ne, Calgary**

MLS® #A2192114

**\$349,000**

2 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.00 Acres

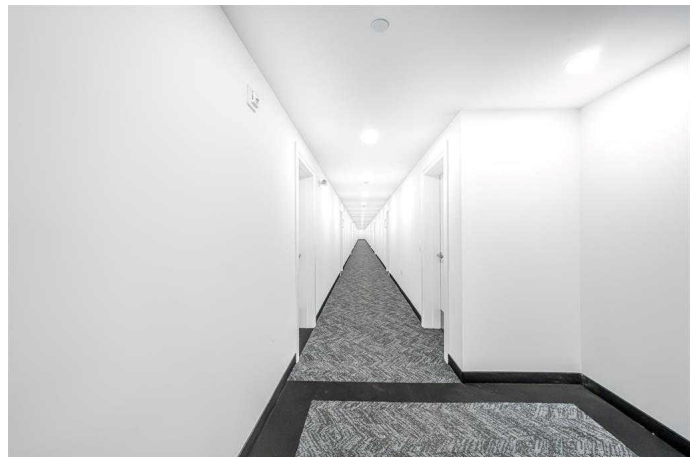
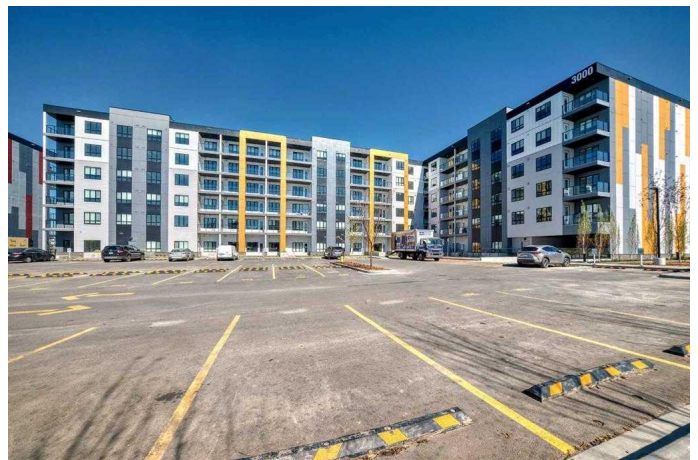
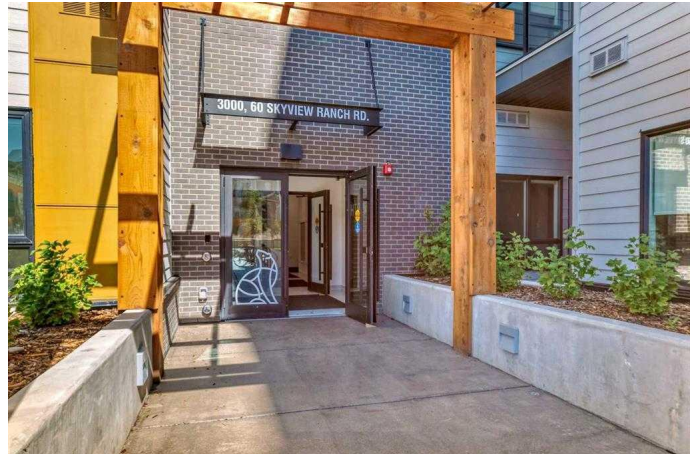
Skyview Ranch, Calgary, Alberta

Thoughtfully designed condominium in the newly built Skyview North by Truman Homes. It provides comfortable living space, featuring 2 spacious bedrooms, 2 full bath and a north-facing balcony on the 3rd floor, perfect for enjoying stunning city skyline and mountain views. This modern residence is finished with high-quality craftsmanship throughout and includes a titled underground parking stall.

The interior boasts luxury vinyl plank flooring with acoustic underlay, enhancing the open-concept living area that connects the living room, dining area, and kitchen. The kitchen is designed with sleek quartz countertops, a central island with seating, and smooth panel cabinetry with anti-scuff hardware. It also includes stainless steel appliances.

The owner's retreat offers a large bedroom, a walk-through closet, and a luxurious 3-piece ensuite featuring luxury vinyl tile and a quartz countertop. A generously sized second bedroom plus 2nd full bath and in-suite laundry complete the space.

The building is built with energy-efficient systems, including mechanical and window design, ensuring long-term sustainability. Its prime location places you steps away from parks, playgrounds, sportsplexes, and schools, with shopping, dining, and amenities nearby. With a quick 9-minute drive to Calgary



International Airport and just 20 minutes to downtown, this condo is ideally positioned for easy access to Stoney Trail for commuting to all parts of the city.

Discover this exceptional property in person—contact your favorite REALTOR® to schedule a showing today!

Built in 2024

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2192114       |
| Price          | \$349,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 816            |
| Acres          | 0.00           |
| Year Built     | 2024           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 3506, 60 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch                  |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3N2J8                         |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Underground |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                   |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| # of Stories      | 5                                                                                  |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Roof              | Asphalt Shingle        |
| Construction      | Brick, Aluminum Siding |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 86                 |
| Zoning         | M-H1               |
| HOA Fees       | 79                 |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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