

# \$299,900 - 1310, 60 Skyview Ranch Road Ne, Calgary

MLS® #A2207247

**\$299,900**

1 Bedroom, 1.00 Bathroom, 598 sqft

Residential on 0.00 Acres

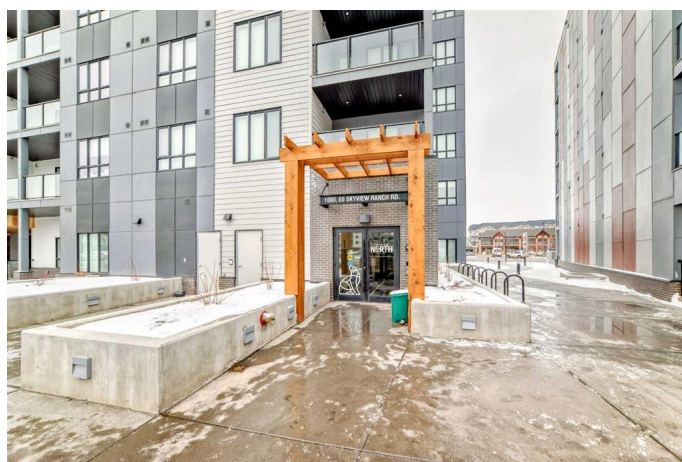
Skyview Ranch, Calgary, Alberta

Nestled in the desirable Skyview community, this exceptional apartment is in incredible condition, offering a rare opportunity to own a nearly brand-new home. Whether you're a first-time buyer or looking for an investment property, this spacious unit provides both comfort and flexibility. As a wonderful investment, the unit is currently rented out until September 30th and the tenants are willing to either stay or vacate, giving you the option to continue with the existing lease or move in once it expires.

The apartment boasts modern finishes, including new stainless steel appliances in the kitchen, which are as stylish as they are functional. For added convenience, there is an in-suite washer and dryer, so you can easily take care of laundry without leaving your home. The master bedroom features a walk-in closet, providing plenty of space for your wardrobe and accessories. Step out onto the generous balcony, perfect for relaxing with a drink or enjoying a quiet morning. Inside, the apartment offers ample storage, ensuring everything has its place and keeping your home organized.

In addition to the apartment's fantastic features, the property comes with two titled parking stalls, a significant bonus for those who require extra parking or want to accommodate guests.

Skyview is a vibrant, family-friendly community that offers a variety of amenities and a great quality of life. The neighborhood is surrounded



by lush parks and schools, making it an ideal location for families and outdoor enthusiasts. Whether you enjoy a walk in the park or a day out with the kids, you'll appreciate the green spaces nearby. For those who need to commute, easy access to major highways ensures that getting around Calgary is a breeze. With everything the Skyview community has to offer, this apartment is a fantastic choice for anyone looking to enjoy a modern, convenient lifestyle in a sought-after area. Don't miss out on this rare opportunity to own an apartment in such a great location. Contact your favorite realtor today to learn more or schedule a viewing!

Built in 2024

**Essential Information**

MLS® #	A2207247
Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	598
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1310, 60 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2J8

## Amenities

Amenities	Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	6

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	15
Zoning	M-H1
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.