

**307 Skyview Ranch Grove NE
Calgary, Alberta**

MLS # A2238889

\$450,000



Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,241 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Window coverings

Welcome to your new home in Skyview Ranch Grove! This bright and inviting 2-bedroom, 2.5-bathroom townhouse has everything you need for comfortable, low-maintenance living. The open-concept main floor is perfect for hanging out with family or friends, featuring a modern kitchen with stainless steel appliances, lots of counter space, and a great flow into the living and dining areas. Upstairs, the spacious primary bedroom comes with its own ensuite and ample closet space, plus one more good-sized bedroom and a full bathroom—perfect for kids, guests, or a home office. You'll also love the convenience of upstairs laundry and big windows that let in tons of natural light. On the lower level, there's a single attached garage, plus extra storage space. Outside, you're close to parks, playgrounds, schools, shopping, and have quick access to Deerfoot and Stoney Trail, making it easy to get wherever you need to go. Whether you're a first-time buyer, growing family, or looking for an investment, this move-in-ready townhouse is a great fit. Come take a look and see if this feels like home!