

**606 Skyview Point Place NE
Calgary, Alberta**

MLS # A2240646



\$425,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,530 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Pantry		

Inclusions: N/A

**** OPEN HOUSES, SAT. JULY 19, 1-3pm & SUN. JULY 20, 1-3PM**** This beautiful 2-bedroom, 2.5-bathroom townhouse in Skyview Ranch offers both comfort and convenience. Highlights include a welcoming entry with a den and a large mudroom leading to the double attached garage. The main floor features an open-concept living area with distinct, functional spaces and great flow, including a well-designed kitchen with a large island, granite countertops, ceiling-height cupboards with lots of storage space, a pantry and a charming dining area. The large, bright living room is a wonderful, welcoming space with a balcony overlooking the courtyard, perfect for enjoying outdoor evenings. Upstairs, you'll find a versatile flex space ideal for an office, reading nook, or small family room. The second bedroom and main 4-piece bathroom are also well-sized, with the washer and dryer conveniently located nearby. This property is professionally landscaped, with plenty of visitor parking, and is situated in an established community close to schools, parks, major routes like Stoney Trail and Deerfoot Trail, and minutes to the airport. Recent updates include a newer washer and dryer, and the carpets have all been professionally cleaned. This home is move-in ready and an excellent choice for your next home!