

**73 Skyview Springs Circle NE  
Calgary, Alberta**

**MLS # A2253440**



**\$380,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,273 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, See Remarks		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NA

**LISTEN UP HOUSE HUNTERS.. THIS CORNER UNIT TOWNHOUSE IN SKYVIEW SPRINGS JUST BECAME YOUR BEST-KEPT SECRET** Forget everything you think you know about "starter homes." This 3-bedroom, 2.5-bathroom corner unit delivers almost 1,300 square feet of "I can't believe this is in my price range" living space. **HERE'S WHAT'S GOT ME FIRED UP:** Corner unit positioning means enhanced privacy and natural light flooding in from multiple directions. (Your morning coffee routine just got an upgrade.) Double attached garage. In this price range? That's practically unheard of. While your neighbors are scraping ice, you'll be backing out of your garage. Modern open-concept main floor with soaring ceilings, gourmet kitchen with rich cherry cabinetry and stainless appliances, elegant hardwood flooring, and a master suite with walk-in shower. **BUT HERE'S THE REAL KICKER...** You're buying into Calgary's most family-focused community. Excellent schools, strategic location with quick highway access, major shopping nearby, mountain views, and parks where your kids can actually be kids. **PERFECT FOR:** First-time buyers wanting move-in ready quality. Young families needing space to grow. Professionals wanting low-maintenance luxury. Downsizers who won't compromise on style. **THE BOTTOM LINE...** Corner units with double garages in family-friendly communities don't stay available long. **YOUR MOVE.**