

824 Skyview Ranch Grove NE  
Calgary, Alberta

MLS # A2268442

**\$399,900**



|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                         |               |                   |
| <b>Type:</b>     | Residential/Five Plus                 |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                    |               |                   |
| <b>Size:</b>     | 1,658 sq.ft.                          | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                             |               |                   |
| <b>Lot Feat:</b> | Landscaped, Low Maintenance Landscape |               |                   |

|                    |                                                                                  |                   |        |
|--------------------|----------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                  | <b>Condo Fee:</b> | \$ 323 |
| <b>Basement:</b>   | None                                                                             | <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>   | High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** None

\*\*\*Spacious End Unit Townhouse with 1,658 Sq. Ft. of Modern Design\*\*\* This end-unit townhome offers 1,658 sq. ft. of thoughtfully designed living space, combining comfort, style, and functionality. Highlights include: Attached garage with ample storage Main floor den, ideal for a 4th bedroom, bonus room, or home office Open-concept living room flowing into a modern kitchen with stainless steel appliances and generous cabinetry Private balcony that fills the space with natural light Convenient laundry area near a 2-piece bathroom with built-in storage solutions Primary bedroom with vaulted ceiling, walk-in closet, and 3-piece ensuite Two additional bedrooms providing flexibility for family, guests, or work-from-home needs This family-friendly complex is ideally located near top-rated schools, playgrounds, restaurants, and shopping, with Calgary Airport only 10 minutes away. Quick access to Stoney Trail ensures easy commuting across the city. This home delivers a modern lifestyle along with excellent investment potential. Schedule your showing today.