

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

MLS # A2268955



\$390,000

Division: Skyview Ranch

Type: Residential/Five Plus

Style: Townhouse

Size: 1,395 sq.ft. **Age:** 2014 (12 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: Patio Table

Beautifully Maintained Multi-Level Townhouse in Skyview Ranch Grove. This well-kept home features quality finishes throughout, including modern cabinets, flooring, and countertops. The spacious layout offers high ceilings, 2 bedrooms, and 2 bathrooms, providing a comfortable and functional living space. Lightly lived in, the property maintains the fresh feel of a new build. - Ideally located near parks, K-9 schools (Apostles of Jesus and Prairie Sky School), and major amenities such as CrossIron Mills and the airport. The home is equipped with a Heat Recovery Ventilator (HRV) for year-round fresh air and improved energy efficiency. - A generously sized, well-ventilated kitchen makes meal preparation a pleasure, with ample space for daily cooking and entertaining.