



**GRASSROOTS**  
REALTY GROUP

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## 7 Skyview Point Heath NE Calgary, Alberta

**MLS # A2213478**



**\$439,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Soaking Tub		

<b>Inclusions:</b>	None
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**MOUNTAIN VIEWS | NEWER CARPET, WASHER/DRYER & WINDOW COVERINGS | DOUBLE ATTACHED GARAGE** Welcome to 7 Skyview Point Heath NE—ideally located with stunning mountain views from your south-facing patio and balcony, plus direct access to walking paths and green space. Inside, you’ll find a bright and versatile flex room on the entry level, perfect for a home office, gym, or TV area. The main floor features an open layout with hardwood floors, a modern kitchen with granite counters, stainless steel appliances, pantry, island seating, and a built-in desk. The living room opens to a sunny patio—ideal for relaxing or entertaining. Upstairs, enjoy newer carpet, stylish window coverings, and a bonus nook. The king-sized primary suite features a full en-suite, and there’s another large bedroom, full bath, and newer washer/dryer. Located in Skyview Ranch with quick access to Stoney Trail, schools, transit, shopping, and the airport—this is the one you’ve been waiting for!