



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**357 Skyview Parkway NE
Calgary, Alberta**

MLS # A2237144



\$579,999

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Cityscape | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,392 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: TV in living room, TV in Basement, Dining Table with chairs, Kitchen Cabinet, Sofa in Living Room, Recliner Seat in Living Room, Side Table in Living Room, All 3 Bed Frames and Mattress along with side tables, Dresser in Walk-in Closet, Sofa Bed in Basement, Recliner Seat in Basement, Bar Cart in Basement, Office Deck and Chair in Basement, Coffee Table in Basement, TV Console in Basement

FULLY FURNISHED 3 BED 3.5 BATH TOWNHOME WITH FINISHED BASEMENT - NO CONDO FEE! This townhome comes with a double rear-attached garage, offering unbeatable value and comfort in one of the city's most convenient locations. Highlights & Features: -Fully Finished Basement with an Owner's Suite, full bathroom. -Living Room with Luxury Vinyl Plank (LVP) flooring. -Modern Kitchen & Dining Area with premium upgrades. -3 Comfortable Bedrooms upstairs, each with upgraded hardware. -3.5 Upgraded Bathrooms featuring quartz countertops, tile backsplashes, elongated toilets, and premium fixtures throughout. -Enjoy outdoor relaxation on your private balcony. -Home features with Central Air Conditioning unit. -Home features smart door locks, Ecobee thermostat with door security sensors. -Home features upgraded electrical motorized blinds. -Laundry Room with upgraded Samsung appliances in Upper Level Location Perks: 2-minute walk to the bus stop with direct access to Saddletown Station. 10 minutes to Saddletown Station and YYC Airport – perfect for commuters and frequent flyers. Close to major shopping centers, restaurants, all within a 5-minute radius. Living Room: Luxury Vinyl Plank (LVP Flooring), CAT 6 Jack. Included Furniture in the price – 3 Seat Sofa, 1 Recliner seat, 1 Side Table and wall decor, 1 TV (wall mounted), 1 Ceiling Fan Light with remote. Kitchen and Dining: Luxury Vinyl Plank (LVP Flooring), Large Undermount White Silgranite Sink, Brushed Gold Sink Faucets, Under Sink Tankless RO water Filter, Gas range, Tile Backsplash, Premium Samsung stainless steel appliances, Quartz countertops, Under the cabinet Valance lighting, Soft closing cabinet and drawer doors, Upgraded pantry doors & handles and Garburator. Included Furniture in the price – 1 Dining Table with 6 chairs, 1 extra

cabinet & wall decor. Included Electronics/Electrical items in the price – Light Fixtures. Powder Room: Luxury Vinyl Plank (LVP Flooring), Chrome finish faucets & Towel Ring, Upgraded door & handle & Elongated toilet seat. Master Bedroom: Included Furniture in the price – 1 King Bedframe and mattress, Side tables & Dresser in the Walk-In Closet. Included Electronics/Electrical items in the price: 1 Ceiling Fan Light with remote. Master Bathroom: Luxury Vinyl Plank (LVP Flooring), Quartz countertops, Undermount Sink, Chrome finish faucets and towel ring, Tile Backsplash, Elongated toilet seat & Shower Niche. Bedroom 2 & 3: Included Furniture in the price – 1 Queen & 1 full Bedframes and mattress, Side tables. Included Electronics/Electrical items in the price: 2 Ceiling Fan Light with remote. Bathroom 2: Luxury Vinyl Plank (LVP Flooring), Quartz countertops, Undermount Sink, Chrome finish faucets and towel ring, Tile Backsplash, Elongated toilet seat & Shower Niche. Finished Basement: Owner's Suite with Full Bathroom. LVP Flooring. Included Furniture- Sofa Bed, Office Desk & Chair, Recliner Seat, TV & Console, Coffee Table.