



GRASSROOTS
REALTY GROUP

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**817 Skyview Ranch Grove
Calgary, Alberta**

MLS # A2240344



\$499,900

Division:	Skyview Ranch		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,650 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Floor Furnace, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	M-1
Foundation:	Slab	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautifully renovated 3-storey townhouse offering 1,650 SQ FT of stylish living space, complete with an attached garage for your convenience. Situated in the vibrant community of Skyview, this home combines comfort, functionality, and an unbeatable location. Step inside to discover fresh new flooring, modern light fixtures, and contemporary paint tones that create a warm and inviting atmosphere throughout. The spacious living room is perfect for entertaining or relaxing with the family, while the open-concept layout ensures seamless flow between the living and dining areas. This home features 3 generously sized bedrooms, including a private primary suite, plus a versatile den—ideal for a home office, guest space, or playroom. With 2.5 bathrooms, there’s plenty of room for the whole family to get ready without the morning rush. Located just minutes from shopping centres, top-rated schools, playgrounds, and major highways, this property offers the best of urban convenience and suburban comfort. Whether you’re a first-time buyer, growing family, or savvy investor, this move-in-ready townhouse is an opportunity you don’t want to miss.