



GRASSROOTS
REALTY GROUP

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22 Skyview Ranch Gardens NE Calgary, Alberta

MLS # A2249475



\$350,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,131 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: Two tv wall mounts

Welcome to Arrive at Skyview, a well-managed complex offering style and convenience in one of Calgary's fastest-growing communities. The spacious front entryway is versatile — large enough to use as a home office or a generous mudroom area to suit your lifestyle. The open-concept main floor features a stylish kitchen, a bright dining area, and a comfortable living room with a cozy fireplace — perfect for everyday living or entertaining. Upstairs, you'll find two generously sized bedrooms: the primary suite with its own 4-piece ensuite, and a second bedroom with a 4-piece bathroom just steps away. The added convenience of upstairs laundry makes daily living even easier. With two full bathrooms and a handy half-bath, there's plenty of space for everyone. Additional features include a single-attached garage, ample storage, and a great location. At Arrive at Skyview, you'll enjoy easy access to the airport, Stoney Trail, schools, parks, shopping, transit and more, making daily life simple and connected. Whether you're a professional seeking a smart roommate-friendly layout, or a young family wanting a welcoming home in a growing community, this Skyview townhouse is move-in ready and waiting for you. Please call for your private showing today.