



GRASSROOTS
REALTY GROUP

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

105, 11428 52 Street NE
Calgary, Alberta

MLS # A2252959



\$565,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,306 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Welcome to this rare and spacious corner townhouse offering over 2,300 sq ft of living space in the vibrant community of Skyview. With 3 bedrooms and 3.5 bathrooms, this home provides a thoughtfully designed layout that balances comfort, flexibility, and modern style. The entry level includes a private bedroom with a full bathroom and kitchenette, perfect for extended family, guests, or a home office. Direct access to the double attached rear garage adds convenience, and visitor parking is just steps away. On the main living floor, large east and west facing windows fill the space with natural light and provide views of a pond, surrounding walking trails, and the mountains beyond. The open concept kitchen is finished with beautiful countertops, stainless steel appliances, a central island, and a pantry. It connects seamlessly to the dining and living areas, making it ideal for both everyday living and entertaining. A stylish powder room completes this level. The upper floor offers a spacious primary suite with a walk in closet and 4 piece ensuite, along with two additional bedrooms that share a full bathroom. A dedicated laundry room adds convenience to this family friendly design. This west facing corner unit enjoys extra windows, modern finishes throughout, and a desirable location directly across from the pond and pathways. With low condo fees and quick access to transit, schools, shopping, major roadways, and Calgary International Airport, this property combines size, location, and value that is hard to find. *Furniture can be included in the sale for an additional cost*