



GRASSROOTS
REALTY GROUP

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53 Skyview Ranch Manor NE
Calgary, Alberta

MLS # A2260041



\$354,800

Division:	Skyview Ranch		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,262 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 297
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Welcome to Skyview Ranch- Best Price In The Complex!!—where modern updates meet everyday comfort in this beautifully maintained 3-storey townhouse. Offering over 1,200 sq. ft. of thoughtfully designed living space, this home features 2 spacious bedrooms, 2.5 bathrooms, and a single attached garage with an extended driveway for extra parking, conveniently located to access additional street parking. Step into a bright, freshly repainted interior with new flooring and trim, creating a crisp and contemporary feel from the moment you arrive. The open-concept layout seamlessly connects the living room, dining area, and stylish kitchen—perfect for relaxing evenings or entertaining guests. The kitchen stands out with new stainless steel appliances, quartz countertops, a large breakfast bar seating, sleek cabinetry, and updated faucets for a polished finish. Upstairs, you'll find two generous bedrooms, including a stunning primary suite featuring vaulted ceilings, double closets, and a private 3-piece ensuite. A second full bathroom and convenient upper-floor laundry complete the space. Enjoy summer evenings on your private balcony, or take advantage of this home’s fantastic location—tucked away on a quiet street, close to playgrounds, daycares, shopping, and more. With quick access to Stoney Trail, commuting and city access are effortless. With tasteful updates and turn-key appeal, this home is ready for you to move in and enjoy. Book your private showing today!