



GRASSROOTS
REALTY GROUP

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824 Skyview Ranch Grove NE
Calgary, Alberta

MLS # A2268442



\$399,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,658 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

Spacious End Unit Townhouse with 1,658 Sq. Ft. of Modern Design This end-unit townhome offers 1,658 sq. ft. of thoughtfully designed living space, combining comfort, style, and functionality. Highlights include: Attached garage with ample storage Main floor den, ideal for a 4th bedroom, bonus room, or home office Open-concept living room flowing into a modern kitchen with stainless steel appliances and generous cabinetry Private balcony that fills the space with natural light Convenient laundry area near a 2-piece bathroom with built-in storage solutions Primary bedroom with vaulted ceiling, walk-in closet, and 3-piece ensuite Two additional bedrooms providing flexibility for family, guests, or work-from-home needs This family-friendly complex is ideally located near top-rated schools, playgrounds, restaurants, and shopping, with Calgary Airport only 10 minutes away. Quick access to Stoney Trail ensures easy commuting across the city. This home delivers a modern lifestyle along with excellent investment potential. Schedule your showing today.