



**114 Skyview Ranch Gardens NE  
Calgary, Alberta**

**MLS # A2274161**

**\$329,900**



<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	Window Coverings		

Welcome to 114 Skyview Ranch Gardens N.E. This 2 bedroom 3 bath townhouse is ideal for those looking to get into their home ownership journey. This property has been single owner maintained since new and features a fantastic open layout. You will love the 9' ceilings on both the main and upper levels of the home. With a 1/2 bathroom on the entry level and 2 more full bathrooms upstairs. The flex space in the entry level has great possibility to use however you wish. The main level feels spacious with a large kitchen, dining and living room with a gas fireplace. Bright windows and a large patio door fill the area with natural light and easy access to the large balcony. The upper level has 2 good sized bedrooms including a Primary with a full ensuite. Parking is easy with a good sized single attached garage and ample street parking a short distance. Skyview Ranch is a great community with lots of convenient features and the owner has really enjoyed living here.