



**156 Skyview Ranch Road NE
Calgary, Alberta**

MLS # A2287282



\$349,900

Division:	Skyview Ranch		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,250 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, High Ceilings, Open Floorplan		

Inclusions: N/A

Turnkey Investment | Tenant in Place Well-maintained 3-storey townhome in the fast-growing community of Skyview Ranch. Excellent location with strong resale & rental appeal. Steps to #145 & #128 bus routes with C-Train access, approx. 20 min to downtown by transit or 15 min by car, with easy access to Deerfoot Trail. Surrounded by everyday conveniences incl. supermarkets, medical clinics, pharmacy, gas station, restaurants & liquor store. Close to major amenities: Superstore, T&T, Costco, Walmart, Safeway, Canadian Tire, banks (TD, RBC, BMO, Scotiabank), schools, library, parks & gyms. House Features • 2 Bedrooms + Den | 2.5 Bathrooms • Oversized attached garage • Main-level den (ideal for home office) • Open-concept layout with 9-ft ceilings • Bright living area with gas fireplace & private balcony • South-facing kitchen with stainless steel appliances Upper level includes a spacious primary bedroom with vaulted ceiling, two closets & 4-piece ensuite, plus a second bedroom, full bath & in-suite laundry.