



**3, 129 Skyview Parade NE
Calgary, Alberta**

MLS # A2288930



\$449,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,829 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully renovated and move-in ready 3-bedroom, 3 full bathroom + Den townhome offering over 1,800 sq ft of thoughtfully designed living space in the vibrant community of Skyview Ranch. Modern finishes shine throughout this stylish home. The open-concept main level features wide-plank flooring, oversized windows that flood the space with natural light, and a stunning kitchen complete with quartz countertops, stainless steel appliances, sleek cabinetry, a spacious island, and contemporary pendant lighting. The dining area flows seamlessly into the bright and inviting living room, creating the perfect setting for both everyday living and effortless entertaining. This level also offers a versatile third bedroom and full bathroom, ideal for guests or multi-generational living. Step out onto your private balcony and enjoy your morning coffee or evening unwind. Upstairs, the spacious primary retreat offers a private 4-piece ensuite and generous closet space. A second well-sized bedroom, full bathroom, and convenient upper-level laundry add comfort and functionality, while the bonus room provides the perfect flex space for a reading nook or additional lounge area. This home also includes a private lower-level office space, ideal for working from home or creating a quiet study area separate from the main living space. Additional features include a Brand New high-efficiency furnace, central air conditioning, triple-pane windows to help keep things comfortable year-round, an electric fireplace for cozy evenings, and durable vinyl plank flooring throughout. You’ll also appreciate the attached tandem garage parking for added everyday convenience. Located close to parks, playgrounds, schools, shopping, and walking paths, with easy access to major routes and the airport, this home delivers the perfect blend of modern comfort, efficiency, and accessibility. An

exceptional opportunity for first-time buyers, professionals, or investors seeking stylish, turnkey living in a thriving community.