



**62 Skyview Ranch Avenue NE
Calgary, Alberta**

MLS # A2289220



\$340,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,254 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Level, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	None		

Stop scrolling - this is the one! Welcome to 62 Skyview Ranch Avenue NE. THIS IS A MOVE-IN READY sophisticated 3-storey townhome where modern convenience meets the tranquility of nature. Imagine waking up to unobstructed park views every single morning. Spanning approx 1300 sq ft of pristine living space, this 2-bedroom, 2.5-bathroom gem is the definition of "move-in ready." The experience begins on the entry level with a versatile flex den - your future sun-drenched home office, yoga studio, or creative retreat offering direct access to your single attached garage and full driveway for effortless two-vehicle parking. Ascend to the main floor where 9-foot ceilings and modern laminate flooring create an immediate sense of scale. This home is bathed in natural light, feeling incredibly bright and airy throughout the day. The heart of the home shines with crisp white quartz countertops, an elegant backsplash, sleek stainless steel appliances, and a flow designed for effortless entertaining. Step onto your private, west-facing balcony to soak in the afternoon sun and overlook the green space - an extension of your backyard where the kids can play within sight. With a built-in gas line, your summer BBQs are already upgraded. The upper level features a primary retreat with its own private ensuite and a spacious second bedroom. Beyond the home, enjoy low monthly condo fees and a location that defines convenience: steps from Prairie Sky and Apostles of Jesus schools, SkyPointe Landing shopping, and local transit. With lightning-fast access to Stoney and Metis Trail, your commute is as breezy as your new living room. Whether you are a first-time homebuyer or a growing household, this isn't just a home - it's an upgrade to your lifestyle. Book your showing today!