



**410 Skyview Point Place NE  
Calgary, Alberta**

**MLS # A2298086**



**\$379,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 327
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully upgraded townhome in the heart of Skyview Ranch! Offering an OPEN-CONCEPT LAYOUT, MODERN FINISHES, and exceptional privacy, tucked away from busy roads and overlooking a peaceful courtyard from your PRIVATE BALCONY. The entry level features a SPACIOUS FOYER, a versatile flex room perfect for a home office, gym, or guest space, and a functional mudroom with direct access to the attached DOUBLE GARAGE. The main floor impresses with 9’ CEILINGS, rich hardwood flooring, and abundant NATURAL LIGHT throughout. The stunning kitchen is a true highlight, complete with GRANITE COUNTERTOPS, STAINLESS STEEL appliances, and elegant dark cabinetry. The open dining area is perfect for entertaining, while the bright living room seamlessly extends onto your private balcony. A convenient 2-piece bath and built-in workspace add to the functionality of this level. Upstairs, enjoy the convenience of UPPER-FLOOR LAUNDRY, along with a spacious primary retreat featuring a 4-piece ensuite. Two additional well-sized bedrooms and a full bathroom—both finished with granite countertops—complete the upper level. With OVER 1,530 SQ FT of living space and LOW condo fees, this home offers incredible value. Ideally located within walking distance to schools, parks, and amenities, and just minutes from the airport, Deerfoot Trail, and Stoney Trail—making commuting effortless. Perfect for first-time buyers, growing families, or investors—this is a move-in-ready opportunity you don’t want to miss!