



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

MLS # A2292761



\$350,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,530 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Pantry		

Inclusions: N/A

This beautifully maintained 2-bedroom, 2.5-bathroom townhouse in Skyview Ranch offers the perfect combination of comfort, functionality, and convenience. The welcoming entry level features a versatile den, ideal for a home office or additional living space, along with a spacious mudroom that leads directly to the double attached garage. The main floor showcases a bright, open-concept layout with well-defined yet connected living spaces. The thoughtfully designed kitchen features a large island, granite countertops, ceiling-height cabinetry with abundant storage, and a convenient pantry. Adjacent to the kitchen, the charming dining area flows seamlessly into the spacious living room, where large windows fill the space with natural light. Step outside onto the balcony overlooking the courtyard—an ideal spot to relax and enjoy warm evenings. Upstairs, a flexible bonus space provides the perfect area for a reading nook, home office, or small family room. The upper level also includes a generously sized second bedroom, a full 4-piece bathroom, and conveniently located laundry. Professionally landscaped grounds and ample visitor parking enhance the appeal of this well-managed complex. Located in the established community of Skyview Ranch, the home offers easy access to schools, parks, shopping, and major routes including Stoney Trail and Deerfoot Trail, with the Calgary International Airport just minutes away.