



**11 Skyview Point Heath NE
Calgary, Alberta**

MLS # A2316721



\$365,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,531 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Heat Pump	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Heat Pump		

Welcome to this beautifully updated 3-storey townhouse in the highly sought-after community of Skyview Ranch. Offering over three levels of functional living space, this bright and modern home combines comfort, style, and convenience. The open-concept main floor showcases refinished hardwood flooring, fresh paint throughout, contemporary lighting fixtures, and an inviting kitchen featuring light-toned cabinetry, quartz countertops, stainless steel appliances, a central island, and a dedicated dining area, perfect for both everyday living and entertaining. Upstairs, you’ll find two spacious primary bedrooms, each complete with its own private 4-piece ensuite, providing exceptional comfort and privacy. Convenient upper-level laundry adds to the home’s thoughtful design. The ground level features a versatile flex room ideal for a home office, gym, hobby space, or additional storage. Recent upgrades include a central heat pump providing efficient heating and air conditioning, new carpeting on the upper level and flex room, refinished hardwood flooring, updated appliances, quartz countertops, and modern lighting throughout. Enjoy your sunny front patio, double attached garage, and unbeatable location with quick access to Stoney Trail, Deerfoot Trail, Calgary International Airport, shopping, parks, and transit. Families will appreciate being just a short 5-minute walk from both Apostles of Jesus School and Prairie Sky School. Move-in ready and thoughtfully updated, this is an exceptional opportunity to own a stylish home in one of northeast Calgary’s most desirable communities.