



**709 Skyview Ranch Grove NE  
Calgary, Alberta**

**MLS # A2318680**



**\$409,999**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,414 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Garbage Collection, Phone, Natural Gas at
<b>Features:</b>	French Door, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Beautifully maintained and freshly painted 3-storey townhouse in Skyview Ranch featuring 2 bedrooms and 2.5 bathrooms. The main level offers a spacious foyer with access to the attached garage. The first floor includes a modern kitchen with stainless steel appliances, ample cabinetry, and a central island, opening to a bright living/dining area with balcony, BBQ gas line, and AC rough-in. The upper level features a primary bedroom with 4-piece ensuite and upgraded walk-in closet, a large second bedroom, full 4-piece bath, and convenient laundry. Additional driveway parking for a second vehicle. Excellent location with quick access to Stoney Trail, 60 Street, 128 Avenue, schools, parks, shopping, and the airport. A great opportunity for first-time buyers