



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

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

**MLS # A2325414**

**\$350,000**



<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Gar		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome home to 909 Skyview Ranch Grove NE &mdash; a beautifully maintained, 3-storey townhome offering exceptional value in one of NE Calgary. This vacant move-in-ready home has just been refreshed with LVP flooring and a fresh coat of paint throughout (July 2026), plus a new roof (2025). A true turnkey opportunity for first-time buyers, investors, or anyone looking to downsize without compromise. Step into a bright, open-concept main level where oversized windows flood the space with natural light, showcasing the new flooring and crisp, clean paint from the moment you walk in. The stylish kitchen features granite countertops, a large eating-bar island, and ample cabinetry &mdash; ideal for everyday living or entertaining. The dining area flows onto a private balcony, perfect for morning coffee or evening unwinding. Upstairs, enjoy soaring ceilings, a convenient upper-floor laundry, and two generously sized bedrooms &mdash; including a primary retreat with room for a king bed, a walk-in closet, and a private 4-piece ensuite. A second full bathroom completes this level, all finished with the same fresh, updated look. Additional highlights: single attached garage plus driveway parking, low condo fees at \$292/month, and unbeatable walkability to schools, Shoppers Drug Mart, grocery stores, restaurants, and CrossIron Mills. Commuters will love quick access to Stoney Trail, Deerfoot Trail, and M&eacute;tis Trail. Don't miss your chance to make it yours!