



GRASSROOTS
REALTY GROUP

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55 Skyview Ranch Lane NE
Calgary, Alberta

MLS # A2335051



\$539,917

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,600 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Residential - Low Density
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan		

Inclusions: None

This well-maintained & lovingly cared-for 2-storey half duplex offers a bright, practical layout with a spacious living room, generous dining area & large kitchen with abundant cabinetry, counter space, pantry storage and main-floor half bath. Upstairs are 3 bedrooms, including a roomy masters bedroom, with a 4pc ensuite bathroom . This property is set in a family-friendly neighborhood close to grocery store and everyday amenities. Upgraded double door refrigerator and other kitchen appliances are included. Very convenient large sized laundry room is located upstairs. Part of the basement has drywall already and just waiting for your ideas for development. This is an affordable, move-in-ready home with space for the whole family! RARE OPPORTUNITY! Hurry!