



GRASSROOTS
REALTY GROUP

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410, 95 Skyview Close NE
Calgary, Alberta

MLS # A2335749



\$394,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,408 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 230
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: NONE

Some homes simply feel right the moment you step inside. Unit 410 at 95 Skyview Close NE is one of them: a bright, well-planned three-storey townhome in Skyview Ranch offering three bedrooms, three full bathrooms, and a double attached garage. The main living level is where everyday life comes together. Natural light fills the open-concept space, anchored by a kitchen made for both quiet mornings and full-house gatherings, with a large central island, stainless steel appliances, generous cabinetry, and plenty of counter space. The dining and living areas flow easily from the kitchen, so conversation carries whether you are entertaining friends or winding down at the end of the day. Step onto your private balcony for morning coffee or a breath of evening air without leaving home. A bedroom and full three-piece bathroom on this level add flexibility few townhomes offer: a comfortable, private space for guests, extended family, or a dedicated home office. Upstairs, two spacious bedrooms each enjoy a private ensuite, creating the feel of two primary suites. No shared bathrooms and no morning lineups, just comfort and privacy for everyone under one roof. Laundry on this level keeps daily routines simple. Below, the double attached garage provides secure parking for two vehicles plus valuable storage, something Calgary homeowners appreciate in every season. Skyview Ranch puts daily life within easy reach. Schools, playgrounds, pathways, shopping, restaurants, and transit are minutes from your door, with Stoney Trail, M&eacutis Trail, and Calgary International Airport close by. Offered at \$394,900, this home is a rare blend of space, privacy, and value, whether you are buying your first home, growing your family, or adding to your investment portfolio. Three bedrooms. Two full bathrooms. Two private ensuites. A double attached garage. A location

that keeps you connected. Come see why this one feels like home.