509 Skyview Ranch Grove NE
Calgary, Alberta

MLS # A2163449

$399,990

Division:	Skyview Ranch		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,283 sq.ft.	**Age:**	2014 (10 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Carport, Covered, Off Street, Parkade, Parking Pad, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Central, High Efficiency, Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 292
Basement:	None	**LLD:**	-
Exterior:	Brick, Concrete, Mixed, Stone, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Quartz Counters, Storage		

Inclusions: NA

Discover this charming three-story townhouse nestled in the vibrant community of Skyview Ranch. Over 1282+ sqft with two spacious bedrooms and two-and-a-half baths, this home offers the perfect blend of comfort and style. The attached single-car garage and additional driveway parking provide convenience and ease. Imagine waking up to serene views of green space, right from your doorstep – an unbeatable location for nature lovers. As you enter, the main floor of the townhouse offers ample space for an office, a half washroom and direct access to the garage. The 2nd floor has an open concept living room with rear U-Shaped kitchen, stainless steel appliances and a large dinning and living room. This leads to the 2nd floor balcony to enjoy the summers with some BBQ with the available gas line. On the 3rd floor is where you find the spacious primary bedroom with a 4 piece washroom plus a 2nd bedroom, a common washroom, and the laundry room. Skyview Ranch boasts a community school and is surrounded by an array of amenities, including McDonald's, banks, restaurants and much more. Easy access to major routes ensures you're always connected, making your daily commute a breeze. Don't miss the opportunity to call this beautiful townhouse your new home. Act fast – this gem won't last long!