

22 Skyview Ranch Gardens NE  
Calgary, Alberta

MLS # A2249475

\$370,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Skyview Ranch          |        |                   |
| Type:     | Residential/Five Plus  |        |                   |
| Style:    | 3 (or more) Storey     |        |                   |
| Size:     | 1,131 sq.ft.           | Age:   | 2010 (15 yrs old) |
| Beds:     | 2                      | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Attached |        |                   |
| Lot Size: | 0.00 Acre              |        |                   |
| Lot Feat: | Other                  |        |                   |

|             |                                      |            |        |
|-------------|--------------------------------------|------------|--------|
| Heating:    | Forced Air                           | Water:     | -      |
| Floors:     | Carpet, Linoleum                     | Sewer:     | -      |
| Roof:       | Asphalt Shingle                      | Condo Fee: | \$ 325 |
| Basement:   | None                                 | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding                  | Zoning:    | M-2    |
| Foundation: | Poured Concrete                      | Utilities: | -      |
| Features:   | Built-in Features, Closet Organizers |            |        |

Inclusions: Two tv wall mounts

Welcome to Arrive at Skyview, a well-managed complex offering style and convenience in one of Calgary's fastest-growing communities. The spacious front entryway is versatile &mdash; large enough to use as a home office or a generous mudroom area to suit your lifestyle. The open-concept main floor features a stylish kitchen, a bright dining area, and a comfortable living room with a cozy fireplace &mdash; perfect for everyday living or entertaining. Upstairs, you'll find two generously sized bedrooms: the primary suite with its own 4-piece ensuite, and a second bedroom with a 4-piece bathroom just steps away. The added convenience of upstairs laundry makes daily living even easier. With two full bathrooms and a handy half-bath, there's plenty of space for everyone. Additional features include a single-attached garage, ample storage, and a great location. At Arrive at Skyview, you'll enjoy easy access to the airport, Stoney Trail, schools, parks, shopping, transit and more, making daily life simple and connected. Whether you're a professional seeking a smart roommate-friendly layout, or a young family wanting a welcoming home in a growing community, this Skyview townhouse is move-in ready and waiting for you. Please call for your private showing today.