

105, 11428 52 Street NE  
Calgary, Alberta

MLS # A2252959

**\$565,000**

|                  |                         |               |                  |
|------------------|-------------------------|---------------|------------------|
| <b>Division:</b> | Skyview Ranch           |               |                  |
| <b>Type:</b>     | Residential/Five Plus   |               |                  |
| <b>Style:</b>    | 3 (or more) Storey      |               |                  |
| <b>Size:</b>     | 2,306 sq.ft.            | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 3                       | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached  |               |                  |
| <b>Lot Size:</b> | 0.03 Acre               |               |                  |
| <b>Lot Feat:</b> | Corner Lot, Lawn, Level |               |                  |

|                    |                                                                  |                   |        |
|--------------------|------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | \$ 100 |
| <b>Basement:</b>   | None                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed                                                            | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage |                   |        |

**Inclusions:** N/A

Welcome to this rare and spacious corner townhouse offering over 2,300 sq ft of living space in the vibrant community of Skyview. With 3 bedrooms and 3.5 bathrooms, this home provides a thoughtfully designed layout that balances comfort, flexibility, and modern style. The entry level includes a private bedroom with a full bathroom and kitchenette, perfect for extended family, guests, or a home office. Direct access to the double attached rear garage adds convenience, and visitor parking is just steps away. On the main living floor, large east and west facing windows fill the space with natural light and provide views of a pond, surrounding walking trails, and the mountains beyond. The open concept kitchen is finished with beautiful countertops, stainless steel appliances, a central island, and a pantry. It connects seamlessly to the dining and living areas, making it ideal for both everyday living and entertaining. A stylish powder room completes this level. The upper floor offers a spacious primary suite with a walk in closet and 4 piece ensuite, along with two additional bedrooms that share a full bathroom. A dedicated laundry room adds convenience to this family friendly design. This west facing corner unit enjoys extra windows, modern finishes throughout, and a desirable location directly across from the pond and pathways. With low condo fees and quick access to transit, schools, shopping, major roadways, and Calgary International Airport, this property combines size, location, and value that is hard to find. \*Furniture can be included in the sale for an additional cost\*