

\$448,000 - 646 Skyview Ranch Grove Ne, Calgary

MLS® #A2108920

\$448,000

3 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.05 Acres

Skyview Ranch, Calgary, Alberta

Discover the perfect blend of style and comfort in this inviting 2-storey townhouse nestled in the community of Skyview Ranch in NE Calgary. This charming residence has a total floor area of 1,255.3 sq. ft., and features three bedrooms, providing ample space for family or guests. The main level has a floor area of 539.2 sq. ft. and upon entering, the spacious living room welcomes you with a warm ambiance, setting the stage for relaxation and entertainment. The beautiful kitchen is complete with a kitchen island, contemporary finishes, and modern appliances - truly an ideal space to unleash your culinary creativity. The primary bedroom at the upper level is a sanctuary, boasting an ensuite 4pc bathroom and a walk-in closet, offering a private retreat within your own home. Completing the upper level are two more decent-sized bedrooms and a 4-pc bathroom. This home's floor area below grade including basement is 446.3 sq. ft.. The basement adds versatility to your living space, with a spacious flex room that is perfect for a family room, home office, or hobby area. Convenience is key with an attached garage, providing both shelter for your vehicle and additional storage space. Enjoy the privacy of having no neighbours behind, creating a serene and peaceful atmosphere for your outdoor activities. Located in the heart of Skyview Ranch, you'll find yourself within close proximity to public transit, parks, schools, and various amenities. This townhouse offers the perfect combination of functionality and



modern living. Schedule your viewing today and make this Skyview Ranch gem your new home!

Built in 2014

Essential Information

MLS® #	A2108920
Price	\$448,000
Sold Price	\$455,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	646 Skyview Ranch Grove Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0R8

Amenities

Amenities	Other, Park, Playground
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached

Interior

Interior Features	Kitchen Island, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2024
Date Sold	March 6th, 2024
Days on Market	14
Zoning	M-1
HOA Fees	75.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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