

**47 Skyview Springs Circle NE**  
**Calgary, Alberta**

**MLS # A2174849**



**\$414,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** None

We're proud to present our newest listing the community of Skyview Ranch! This gorgeous townhouse offers a simple living experience while offering everything you'll need! Offering two primary bedrooms with ensuite bathrooms, it's perfect for a growing family or to share with roommates. The open concept main floor features immaculate hardwood floors, stainless steel appliances and a big island to gather around with friends and family. With a double, attached garage, you'll never have to worry about parking again, and you'll be able to keep your car protected from hail. Don't miss your chance to own this gem in a highly sought-after location. Come and check it out today, we'd love to accommodate your showing needs.