

**84 Skyview Ranch Avenue NE**  
**Calgary, Alberta**

**MLS # A2175112**



**\$399,888**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,247 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

Gorgeous three-story townhouse with 2 bedrooms, 2.5 baths and an attached garage in the desirable Skyview Ranch community. This home features a well designed floor plan, boasting 9-foot ceilings on both the second and third floors. The second floor has an inviting open-concept layout, seamlessly connecting the kitchen, dining area, and living room. The upgraded kitchen is equipped with sleek stainless steel appliances, a breakfast bar and elegant granite countertops, complemented by abundant cabinet and counter space. Relax in the spacious living room, which opens up to a generous private balcony—perfect for enjoying your bbq, morning coffee or watching your child having fun at the playground below. On the upper level, you will find two comfortable bedrooms. The master bedroom is delightful featuring vaulted ceilings, double closets, and a four-piece ensuite bathroom. The second bedroom, generously sized, is located at the back and is conveniently close to its own four-piece bathroom. For added convenience, the laundry room is also situated on this floor. The main floor entrance offers ample space ideal for an office setup, complemented by plentiful street parking available right outside. This level includes a half bath and closet space, along with direct access from the attached garage. Located close to schools, shopping centres, Calgary Airport, CrossIron Mills Mall, and major roads like Stoney Trail and Deerfoot Trail, this property offers an ideal blend of accessibility and comfort. Seize the opportunity to make this stunning home yours before it's gone!