

**630 Skyview Ranch Grove NE**  
**Calgary, Alberta**

**MLS # A2181889**



**\$444,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

This charming 3-bedroom, 2-bathroom townhouse is perfect for modern living, offering a seamless blend of comfort and convenience. With a thoughtfully designed layout, the home features spacious bedrooms, including a master suite, and well-appointed bathrooms to meet the needs of a growing family or professionals. The open-concept living and dining areas provide a warm and inviting space, enhanced by natural light and stylish finishes. The attached single-car garage adds convenience, while the outdoor space—be it a patio or small yard—offers a cozy spot for relaxation or entertaining. Situated in a desirable neighborhood, this townhouse combines practicality with a touch of elegance, making it a wonderful place to call home.