

# \$425,000 - 624 Skyview Ranch Grove Ne, Calgary

MLS® #A2209243

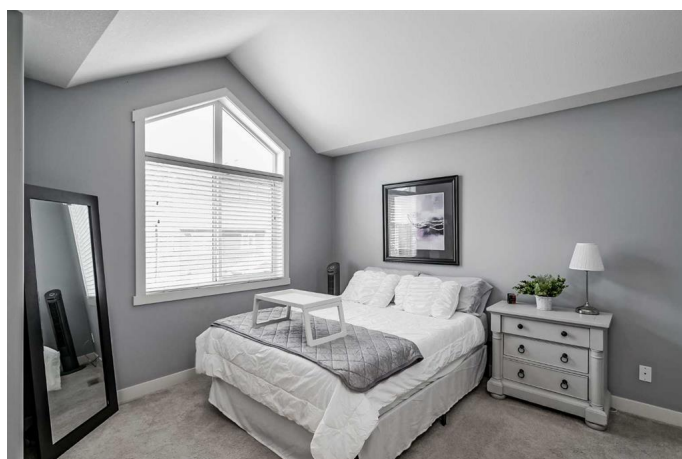
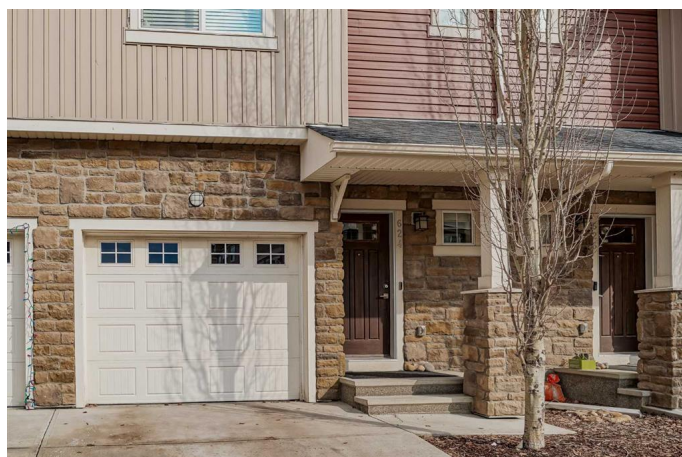
**\$425,000**

3 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.04 Acres

Skyview Ranch, Calgary, Alberta

**\*\*Welcome to 624 Skyview Ranch Grove NE** in the vibrant community of Arrive at Skyview Ranch Arbours! This bright and sunny 3-bedroom townhome offers almost 1200 sqft of beautifully designed living space plus a partially finished basement, ready for your personal touch. With **LOW CONDO FEES**, this home is ideal for first-time buyers, investors, or anyone looking for effortless, low-maintenance living! **\*\*Step into a bright and airy open-concept main floor where beautiful laminate flooring ties together the spacious living, dining, and kitchen areas. The modern kitchen features crisp white cabinetry, sleek stainless steel appliances, and a generous center island—perfect for prepping meals or hosting friends. No carrying groceries up a level to the kitchen here! \*\*The living area opens onto a private back patio through sliding glass doors, ideal for summer grilling and outdoor relaxation. A 2-piece powder room completes the main level. \*\*Upstairs, fall in love with the DREAM primary suite, complete with vaulted ceilings, a walk-in closet, and a 4-piece ensuite bath. Two more generous bedrooms, a second full bath, and upstairs laundry make for a functional and family-friendly upper floor. \*\*The partially finished basement offers a bright, spacious area perfect for a home gym, office, or playroom—and is just awaiting your final touches to make it your own. \*\*Additional perks include a front attached garage PLUS a full driveway—room for two vehicles! Condo**



fees cover landscaping, snow removal, and access to a common PLAYGROUND, making life that much easier and enjoyable.

**\*\*Unbeatable location:** Just minutes to schools, shopping, dining, public transit, Calgary International Airport (13 mins), and CrossIron Mills Mall (12 mins).

Donâ€™t miss out on this fantastic opportunityâ€”call your favorite Realtor today to book a private showing!\*\*

Built in 2014

### Essential Information

MLS® #	A2209243
Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.04
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	624 Skyview Ranch Grove Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0R8

### Amenities

Amenities	Park, Parking, Picnic Area, Playground, Trash
Parking Spaces	2

Parking	Driveway, Garage Door Opener, Insulated, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Playground
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	12
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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