

## 604 Skyview Ranch Grove NE Calgary, Alberta

**MLS # A2215663**



# \$399,000

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Front Drive, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Open Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*Townhouse Corner Unit | Low Condo Fees | Finished Basement\*\*\* Beautiful and bright 2 bedroom, 3.5-bathroom corner unit townhome located in the desirable Arrive at Skyview Ranch Arbours. Offering approx. 1,250 sqft of above-grade living space, plus a fully finished basement, this home blends functionality, modern finishes, and unbeatable value—ideal for first-time buyers, families, or investors. The open-concept main floor features LVP and ceramic tiles, a spacious living and dining area, and a modern kitchen with white cabinetry, stainless steel appliances, and a large center island. As a corner unit, it offers extra windows for abundant natural light. A private back patio is perfect for BBQs and outdoor relaxation, while a 2-piece powder room adds main-floor convenience. Upstairs, the primary suite boasts vaulted ceilings, a walk-in closet, and a 4-piece ensuite. Another bedroom, a second full bath, and upper-floor laundry provide smart and family-friendly functionality. The fully finished basement includes a large rec room—great for a gym, office, or media room—plus a 3-piece bathroom. Additional Highlights: - Approx. 1,250 sqft above grade - Fully finished basement with rec room + full bath - Attached single garage + full driveway (2 parking spots total) - Visitor parking steps away - Low condo fees include landscaping, snow removal & playground access - Corner unit with added space, light, and privacy - 5 minutes to major grocery stores and banks - 15 minutes to Calgary International Airport and CrossIron Mills - Close to schools, parks, shopping, restaurants, and transit Don't miss your chance to make it yours—book your private showing today!