



71 Skyview Ranch Avenue NE Calgary, Alberta

MLS # A2260788



\$499,900

Division:	Skyview Ranch				
Туре:	Residential/Five Plus				
Style:	3 (or more) Storey				
Size:	1,533 sq.ft.	Age:	2022 (3 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.04 Acre				
Lot Feat:	Corner Lot				

Forced Air	Water:	-
Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Asphalt Shingle	Condo Fee:	\$ 298
None	LLD:	-
Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-1
Poured Concrete	Utilities:	-
	Carpet, Ceramic Tile, Vinyl Plank Asphalt Shingle None Composite Siding, Vinyl Siding, Wood Frame	Carpet, Ceramic Tile, Vinyl Plank Asphalt Shingle None Composite Siding, Vinyl Siding, Wood Frame Sewer: Condo Fee: LLD: Zoning:

Features: Kitchen Island, No Smoking Home, Quartz Counters, Storage

Inclusions: None

Welcome to this immaculate, extra clean 3-story corner unit townhouse featuring a double attached garage, 3 spacious bedrooms, and 2.5 bathrooms. Ideally located close to schools, playgrounds, public transit, shopping centers, and with easy access to major highways, this home offers both convenience and comfort. Main Level: Step into a bright, welcoming foyer with a large walk-in closet and direct access to the double attached garage. Second Level: This level features a sunlit living room, a modern kitchen equipped with stainless steel appliances, a spacious kitchen island, quartz countertops, and a balcony – ideal for enjoying summer evenings. A cozy dining area provides the perfect spot for family meals, and a 2-piece bathroom adds convenience. Third Level: Upstairs features a spacious primary bedroom with a private 3-piece ensuite, two additional bedrooms, a 4-piece main bathroom, and an upper-level laundry room for added ease. Enjoy year-round comfort with central air conditioning – a must-have during hot summer days! This property is a fantastic opportunity for first-time buyers or young families looking for a move-in-ready home in a family-friendly neighbourhood. ?? Don't miss out – schedule your private showing today! This property won't last long!