

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

MLS® #A2209243

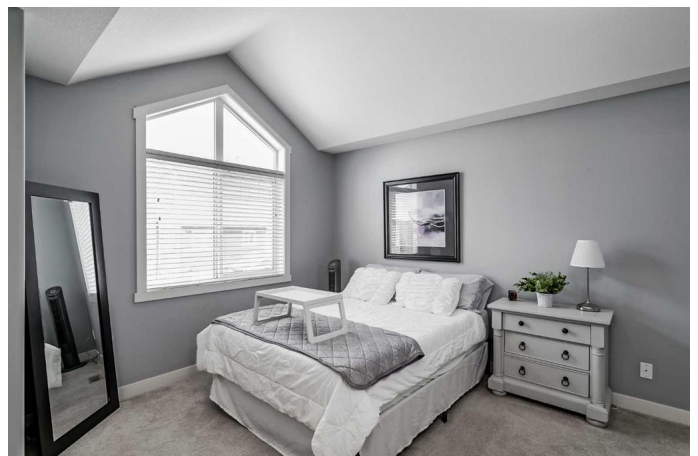
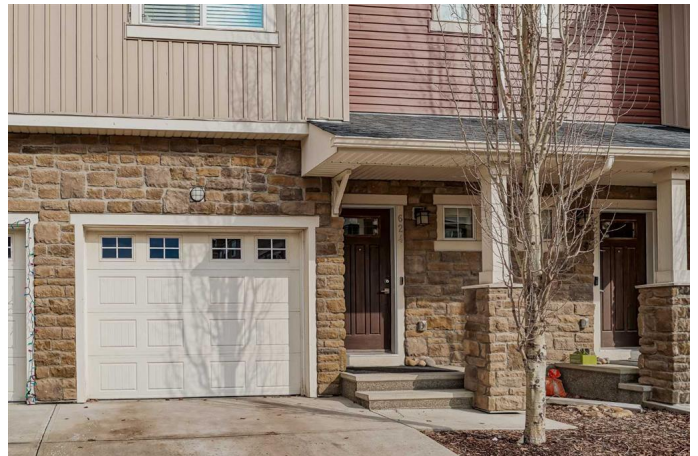
**\$425,000**

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 islandâ€”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 playroomâ€”and is just awaiting your final touches to make it your own. \*\*Additional perks include a front attached garage PLUS a full drivewayâ€”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 | 10               |
| Zoning         | M-1              |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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