

\$399,000 - 604 Skyview Ranch Grove Ne, Calgary

MLS® #A2215663

\$399,000

2 Bedroom, 4.00 Bathroom, 1,248 sqft

Residential on 0.04 Acres

Skyview Ranch, Calgary, Alberta

*****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.

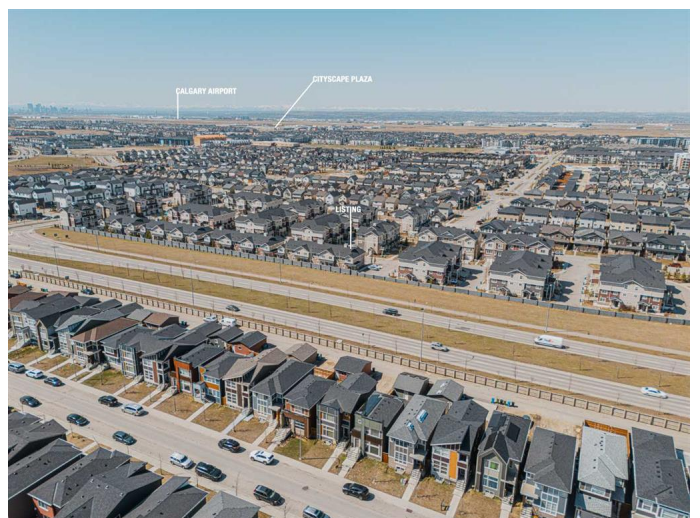
The open-concept main floor features LVP and ceramic tiles, a spacious living and dining area, and a modern kitchen with white cabinetry, stainless steel appliances, and a large center island. As a corner unit, it offers extra windows for abundant natural light. A private back patio is perfect for BBQs 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!

Built in 2014

Essential Information

MLS® #	A2215663
Price	\$399,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,248
Acres	0.04
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	604 Skyview Ranch Grove Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3N 0R8

Amenities

Amenities Park, Parking, Picnic Area
Parking Spaces 2
Parking Front Drive, Garage Door Opener, Single Garage Attached
of Garages 2

Interior

Interior Features Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Misting System
Lot Description Corner Lot, Landscaped, Open Lot
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 29th, 2025
Days on Market 7
Zoning M-1
HOA Fees 79
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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