

# \$450,000 - 307 Skyview Ranch Grove Ne, Calgary

MLS® #A2238889

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,395 sqft

Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

Welcome to your new home in Skyview Ranch Grove! This bright and inviting 2-bedroom, 2.5-bathroom townhouse has everything you need for comfortable, low-maintenance living. The open-concept main floor is perfect for hanging out with family or friends, featuring a modern kitchen with stainless steel appliances, lots of counter space, and a great flow into the living and dining areas.

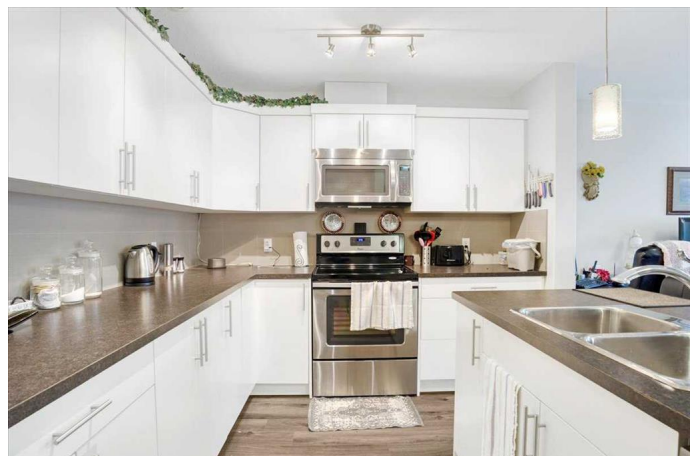
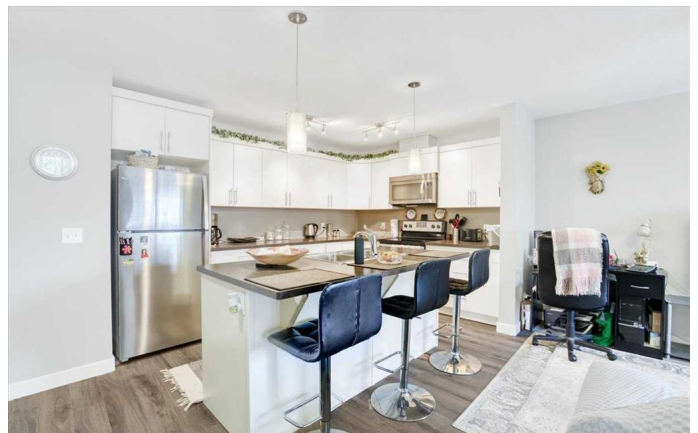
Upstairs, the spacious primary bedroom comes with its own ensuite and ample closet space, plus one more good-sized bedroom and a full bathroom—perfect for kids, guests, or a home office. You'll also love the convenience of upstairs laundry and big windows that let in tons of natural light.

On the lower level, there's a single attached garage, plus extra storage space. Outside, you're close to parks, playgrounds, schools, shopping, and have quick access to Deerfoot and Stoney Trail, making it easy to get wherever you need to go.

Whether you're a first-time buyer, growing family, or looking for an investment, this move-in-ready townhouse is a great fit. Come take a look and see if this feels like home!

Built in 2014

## Essential Information



MLS® #	A2238889
Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,395
Acres	0.02
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	307 Skyview Ranch Grove Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0R7

### **Amenities**

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Playground
Lot Description	Interior Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	20
Zoning	M-1

**Listing Details**

Listing Office	CIR Realty
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