

# \$399,900 - 824 Skyview Ranch Grove Ne, Calgary

MLS® #A2268442

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.03 Acres

Skyview Ranch, Calgary, Alberta

**\*\*\*Spacious End Unit Townhouse with 1,658 Sq. Ft. of Modern Design\*\*\***

This end-unit townhome offers 1,658 sq. ft. of thoughtfully designed living space, combining comfort, style, and functionality.

Highlights include:

Attached garage with ample storage

Main floor den, ideal for a 4th bedroom, bonus room, or home office

Open-concept living room flowing into a modern kitchen with stainless steel appliances and generous cabinetry

Private balcony that fills the space with natural light

Convenient laundry area near a 2-piece bathroom with built-in storage solutions

Primary bedroom with vaulted ceiling, walk-in closet, and 3-piece ensuite

Two additional bedrooms providing flexibility for family, guests, or work-from-home needs

This family-friendly complex is ideally located near top-rated schools, playgrounds, restaurants, and shopping, with Calgary Airport only 10 minutes away. Quick access to



Stoney Trail ensures easy commuting across the city.

This home delivers a modern lifestyle along with excellent investment potential. Schedule your showing today.

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2268442      |
| Price          | \$399,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,658         |
| Acres          | 0.03          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 824 Skyview Ranch Grove Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N0R7                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other, Parking         |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Walk-In Closet(s)                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| # of Stories      | 3                                                                                                                |
| Basement          | None                                                                                                             |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Lot Description   | Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 16                 |
| Zoning         | M-1                |
| HOA Fees       | 88                 |
| HOA Fees Freq. | ANN                |

## Listing Details

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

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