



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**654 SKYVIEW RANCH Grove, Calgary T3N0R8**

MLS®#: **A2163253**      Area: **Skyview Ranch**      Listing Date: **09/13/24**      List Price: **\$440,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **1,234 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,109**  
 Low Sqft:  
 Ttl Sqft: **1,109**

DOM

**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Townhouse**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard, No Neighbours Behind**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **ENERGY STAR Qualified Equipment**  
 Sewer:  
 Ext Feat: **BBQ gas line, Lighting, Other, Playground**

Construction: **Other, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
 Int Feat: **Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5` 10" x 4` 4"	4pc Ensuite bath	Second	4` 11" x 7` 6"
Bedroom - Primary	Second	15` 7" x 12` 0"	Bedroom	Second	10` 3" x 11` 8"
Bedroom	Second	8` 7" x 11` 0"	4pc Bathroom	Second	5` 0" x 10` 2"

Legal/Tax/Financial

Condo Fee: <b>\$292</b>	Title: <b>Fee Simple</b>	Zoning: <b>M-1</b>
	Fee Freq: <b>Monthly</b>	

Legal Desc: **1510109**

Remarks

Pub Rmks: **Welcome to your new family home! This 3-bedroom, 2.5 bathroom townhome offers the ideal blend of comfort, convenience, and community. Located in a family-friendly neighborhood, you'll enjoy the added privacy of no neighbors directly behind you, with a beautiful park right in front. Imagine sitting on your front steps, watching your kids play just steps away..it's like having your own personal playground! The area boasts grocery stores, medical clinics, and both Catholic and public K-9 schools, making it perfect for families of all stages. With easy access to major highways and the airport just a short drive away, you'll be connected to the entire city with ease. Come see for yourself!**

Inclusions: **n/a**

Property Listed By: **The Real Estate District**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







