



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**509 SKYVIEW RANCH Grove, Calgary T3N 1B6**

MLS®#: **A2163449**      Area: **Skyview Ranch**      Listing Date: **09/10/24**      List Price: **\$399,990**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Back Lane**  
 Park Feat: **Carport,Covered,Off Street,Parkade,Parking Pad,Single Garage Detached**

DOM

**9**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,High Efficiency,Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Concrete,Mixed,Stone,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 7`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>13`4" x 14`6"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>2`7" x 6`0"</b>	<b>Dining Room</b>	<b>Second</b>	<b>9`0" x 8`6"</b>
<b>Kitchen</b>	<b>Second</b>	<b>13`3" x 8`10"</b>	<b>Living Room</b>	<b>Second</b>	<b>13`3" x 17`9"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`10" x 13`11"</b>	<b>Bedroom</b>	<b>Third</b>	<b>13`3" x 9`6"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>5`0" x 7`7"</b>	<b>4pc Bathroom</b>	<b>Third</b>	<b>5`0" x 7`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$292**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1510109**

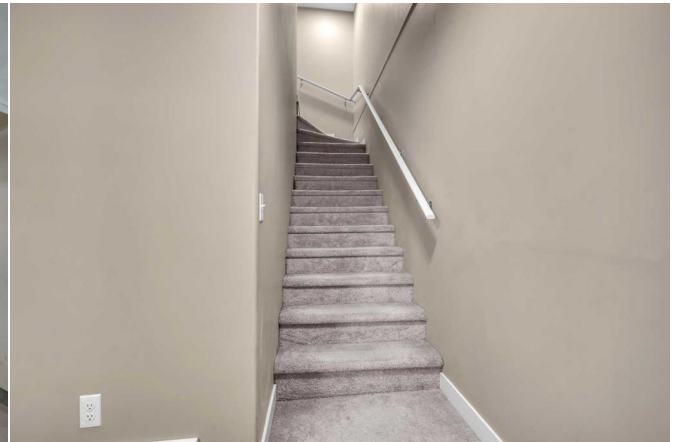
Remarks

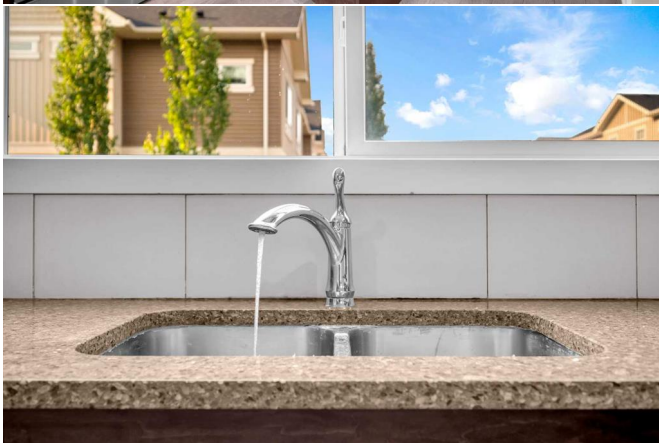
Pub Rmks: **Discover this charming three-story townhouse nestled in the vibrant community of Skyview Ranch. Over 1282+ sqft with two spacious bedrooms and two-and-a-half baths, this home offers the perfect blend of comfort and style. The attached single-car garage and additional driveway parking provide convenience and ease. Imagine waking up to serene views of green space, right from your doorstep - an unbeatable location for nature lovers. As you enter, the main floor of the townhouse offers ample space for an office, a half washroom and direct access to the garage. The 2nd floor has an open concept living room with rear U-Shaped kitchen, stainless steel appliances and a large dining and living room. This leads to the 2nd floor balcony to enjoy the summers with some BBQ with the available gas line. On the 3rd floor is where you find the spacious primary bedroom with a 4 piece washroom plus a 2nd bedroom, a common washroom, and the laundry room. Skyview Ranch boasts a community school and is surrounded by an array of amenities, including McDonald's, banks, restaurants and much more. Easy access to major routes ensures you're always connected, making your daily commute a breeze. Don't miss the opportunity to call this beautiful townhouse your new home. Act fast - this gem won't last long!**

Inclusions: **NA**  
Property Listed By: **eXp Realty**

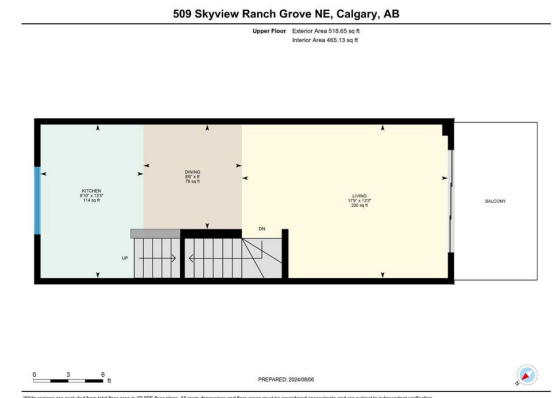
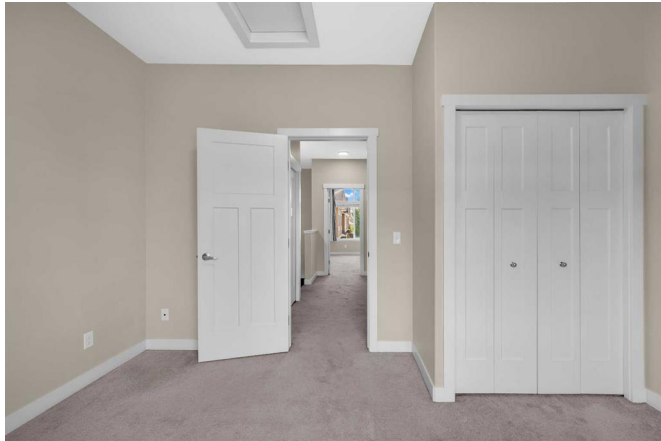
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**509 Skyview Ranch Grove NE, Calgary, AB**

Top Floor Exterior Area 520.72 sq ft  
Interior Area 650.90 sq ft

