



THE
A-TEAM

**RE/MAX
FIRST**

630 SKYVIEW RANCH Grove, Calgary T3N 0R8

MLS®#: **A2181889** Area: **Skyview Ranch** Listing Date: **12/02/24** List Price: **\$444,900**
 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: **Landscaped**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,264**
 Low Sqft:
 Ttl Sqft: **1,264**

DOM

51
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete, Slab**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	8`6" x 13`3"	Kitchen	Main	12`10" x 15`2"
2pc Bathroom	Main	4`6" x 5`9"	Bedroom - Primary	Second	15`8" x 11`1"
Bedroom	Second	10`3" x 11`7"	Bedroom	Second	8`9" x 11`1"
4pc Bathroom	Second	10`3" x 5`0"	4pc Ensuite bath	Second	5`0" x 7`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$320

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: 1510109

Remarks

Pub Rmks: **This charming 3-bedroom, 2-bathroom townhouse is perfect for modern living, offering a seamless blend of comfort and convenience. With a thoughtfully designed layout, the home features spacious bedrooms, including a master suite, and well-appointed bathrooms to meet the needs of a growing family or professionals. The open-concept living and dining areas provide a warm and inviting space, enhanced by natural light and stylish finishes. The attached single-car garage adds convenience, while the outdoor space—be it a patio or small yard—offers a cozy spot for relaxation or entertaining. Situated in a desirable neighborhood, this townhouse combines practicality with a touch of elegance, making it a wonderful place to call home.**

Inclusions: N/A
Property Listed By: TREC The Real Estate Company

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









