

# \$425,000 - 624 Skyview Ranch Grove Ne, Calgary

MLS® #A2209243

**\$425,000**

3 Bedroom, 3.00 Bathroom, 1,190 sqft  
Residential on 0.04 Acres

Skyview Ranch, Calgary, Alberta

**\*\*Welcome to 624 Skyview Ranch Grove NE in the vibrant community of Arrive at Skyview Ranch Arbours! This bright and sunny 3-bedroom townhome offers almost 1200 sqft of beautifully designed living space plus a partially finished basement, ready for your personal touch. With LOW CONDO FEES, this home is ideal for first-time buyers, investors, or anyone looking for effortless, low-maintenance living! \*\*Step into a bright and airy open-concept main floor where beautiful laminate flooring ties together the spacious living, dining, and kitchen areas. The modern kitchen features crisp white cabinetry, sleek stainless steel appliances, and a generous center island—perfect for prepping meals or hosting friends. No carrying groceries up a level to the kitchen here! \*\*The living area opens onto a private back patio through sliding glass doors, ideal for summer grilling and outdoor relaxation. A 2-piece powder room completes the main level. \*\*Upstairs, fall in love with the DREAM primary suite, complete with vaulted ceilings, a walk-in closet, and a 4-piece ensuite bath. Two more generous bedrooms, a second full bath, and upstairs laundry make for a functional and family-friendly upper floor. \*\*The partially finished basement offers a bright, spacious area perfect for a home gym, office, or playroom—and is just awaiting your final touches to make it your own. \*\*Additional perks include a front attached garage PLUS a full driveway—room for two vehicles! Condo**



fees cover landscaping, snow removal, and access to a common PLAYGROUND, making life that much easier and enjoyable.

**\*\*Unbeatable location:** Just minutes to schools, shopping, dining, public transit, Calgary International Airport (13 mins), and CrossIron Mills Mall (12 mins).

Don't miss out on this fantastic opportunity—call your favorite Realtor today to book a private showing!\*\*

Built in 2014

### Essential Information

MLS® #	A2209243
Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.04
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	624 Skyview Ranch Grove Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0R8

### Amenities

Amenities	Park, Parking, Picnic Area, Playground, Trash
Parking Spaces	2

Parking	Driveway, Garage Door Opener, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Playground
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	7
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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