

22 Skyview Ranch Gardens NE Calgary, Alberta

MLS # A2249475

\$370,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,131 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Other		

Heating: Forced Air**Floors:** Carpet, Linoleum**Roof:** Asphalt Shingle**Basement:** None**Exterior:** Stone, Vinyl Siding**Foundation:** Poured Concrete**Features:** Built-in Features, Closet Organizers**Water:** -**Sewer:** -**Condo Fee:** \$ 325**LLD:** -**Zoning:** M-2**Utilities:** -**Inclusions:** Two tv wall mounts

Welcome to Arrive at Skyview, a well-managed complex offering style and convenience in one of Calgary's fastest-growing communities. The spacious front entryway is versatile — large enough to use as a home office or a generous mudroom area to suit your lifestyle. The open-concept main floor features a stylish kitchen, a bright dining area, and a comfortable living room with a cozy fireplace — perfect for everyday living or entertaining. Upstairs, you'll find two generously sized bedrooms: the primary suite with its own 4-piece ensuite, and a second bedroom with a 4-piece bathroom just steps away. The added convenience of upstairs laundry makes daily living even easier. With two full bathrooms and a handy half-bath, there's plenty of space for everyone. Additional features include a single-attached garage, ample storage, and a great location. At Arrive at Skyview, you'll enjoy easy access to the airport, Stoney Trail, schools, parks, shopping, transit and more, making daily life simple and connected. Whether you're a professional seeking a smart roommate-friendly layout, or a young family wanting a welcoming home in a growing community, this Skyview townhouse is move-in ready and waiting for you. Please call for your private showing today.