652 Skyview Ranch Grove NE

Calgary | Active | MLS® A2339900

$374,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2015**	**1,237 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

OPEN HOUSE SATURDAY OCT. 24 1- 3 PM! CHECK OUT THE 3D TOUR! Welcome home to a CERTIFIED BUILT GREEN HOME (GOLD LEVEL) townhome with 1726 DEVELOPED SF and an ENERGUIDE RATING of 80! As you arrive at Skyview Ranch Arbours, this bright two-storey townhouse offers the space and privacy that are hard to find in townhouse living: three bedrooms, two and a half bathrooms, an attached garage, your own outdoor patio and a fully finished basement. Freshly REPAINTED and lovingly maintained, it is truly move-in ready.

Step inside through the FIBERGLASS FRONT DOOR, and the main floor opens up before you. The kitchen is the heart of the home, with STAINLESS STEEL APPLIANCES, including a NEWER 2024 ELECTRIC RANGE, and a large island that works just as well for morning coffee as it does for entertaining. The OPEN CONCEPT dining and living space is flooded with natural light through wide patio doors. Slide them open and your living space extends outdoors onto a private patio, perfect for summer dinners and quiet evenings, with a GAS LINE already in place for the BBQ! A convenient two-piece bathroom rounds out this level.

Upstairs, the primary bedroom is a real retreat, with soaring VAULTED CEILINGS, a walk-in closet and a four-piece ensuite. Two more comfortable bedrooms share a second four-piece bathroom, and laundry is right where you want it, on the same floor as the bedrooms, with a NEWER 2024 WASHER AND DRYER.

The FULLY FINISHED BASEMENT adds extra living space, with BUILT-IN SHELVING designed around your entertainment setup. It is the ideal spot for movie nights, game days, or simply unwinding at the end of the day.

You will appreciate having two parking spaces, one in the attached garage and a second on the concrete driveway. And when family and friends come over, visitor parking is right across the street, complete with EV CHARGING STATIONS and within walking distance of the playground. How convenient is that!

The community itself is a pleasure to come home to. The complex, Arrive at Skyview Ranch Arbours, is beautifully kept and PET-FRIENDLY, with a landscaped entrance. Getting around is easy via 60 Street NE, Métis Trail and Stoney Trail. Downtown is 20 minutes away, and Costco and CrossIron Mills are 10 minutes! Elementary schools, athletic fields and shopping are all just minutes away, including the Genesis Centre of Community Wellness. This is a home that is easy to love. Come and see it for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339900
Bedrooms	3
Bathrooms	3

Year Built	2015
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,237 sq. ft.
Main Level Finished Area:	521 sq. ft.
Upper Level Finished Area:	716 sq. ft.
Below Grade Finished Area:	521 sq. ft.
Condo Fee:	$327.05
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	2,098 sq. ft.
Lot Frontage:	27'6"
Lot Details:	8.39 m x 23.25 m
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5

Year built:	2015 (Age: 11)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1510109
Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Upper Level

HOA Fee:	$88.32
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Skyview Ranch
Amenities:	Playground, Visitor Parking
Appliances:	Dishwasher, Electric Stove, ENERGY STAR Qualified Dryer, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Garage Wooden Shelving, Built-in Shelving Unit in the Basement, 3 TV Mounts
Restrictions:	Airspace Restriction, Pet Restrictions or Board approval Required, Restrictive Covenant, See Remarks, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 7'1" × 4'9" ·
Main Floor	Kitchen · 13'2" × 9'8" ·
Main Floor	Living/Dining Room Combination · 15'2" × 13' ·
2nd Floor	Bedroom - Primary · 15'6" × 11' ·
2nd Floor	Bedroom · 10'1" × 9'1" ·
2nd Floor	Bedroom · 11' × 8'6" ·
2nd Floor	Laundry · 3'1" × 3' ·
Basement	Family Room · 20'6" × 12'2" ·
Basement	Furnace/Utility Room · 8' × 4' ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Playground
Patio And Porch Features:	Patio

Lot Features:	City Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-1
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/652-skyview-ranch-grove-ne-calgary-a2339900/

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