

# \$449,900 - 817 Skyview Ranch Grove, Calgary

MLS® #A2240344

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.03 Acres

Skyview Ranch, Calgary, Alberta

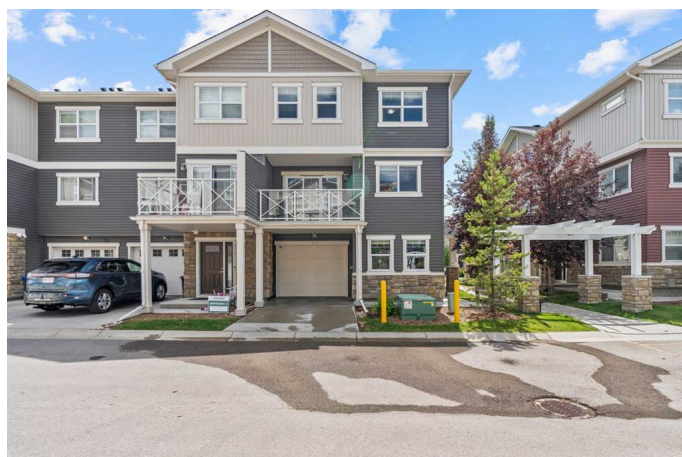
Welcome to this beautifully renovated 3-storey townhouse offering 1,650 SQ FT of stylish living space, complete with an attached garage for your convenience. Situated in the vibrant community of Skyview, this home combines comfort, functionality, and an unbeatable location. Step inside to discover fresh new flooring, modern light fixtures, and contemporary paint tones that create a warm and inviting atmosphere throughout. The spacious living room is perfect for entertaining or relaxing with the family, while the open-concept layout ensures seamless flow between the living and dining areas. This home features 3 generously sized bedrooms, including a private primary suite, plus a versatile den—ideal for a home office, guest space, or playroom. With 2.5 bathrooms, there's plenty of room for the whole family to get ready without the morning rush. Located just minutes from shopping centres, top-rated schools, playgrounds, and major highways, this property offers the best of urban convenience and suburban comfort. Whether you're a first-time buyer, growing family, or savvy investor, this move-in-ready townhouse is an opportunity you don't want to miss.

Built in 2016

## Essential Information

MLS® # A2240344

Price \$449,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,650
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	817 Skyview Ranch Grove
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0R7

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Low Flow Plumbing Fixtures
Appliances	Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator
Heating	Floor Furnace, Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped, Low Maintenance Landscape, See Remarks

Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Slab

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	50
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	PREP Realty
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