

# \$405,000 - 307 Skyview Ranch Grove Ne, Calgary

MLS® #A2238889

**\$405,000**

2 Bedroom, 3.00 Bathroom, 1,395 sqft

Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

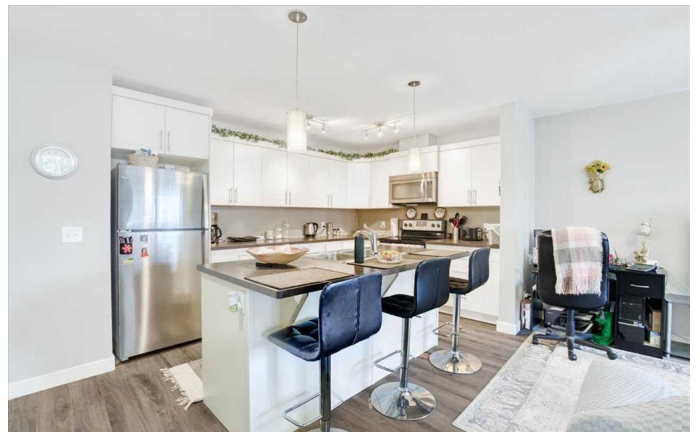
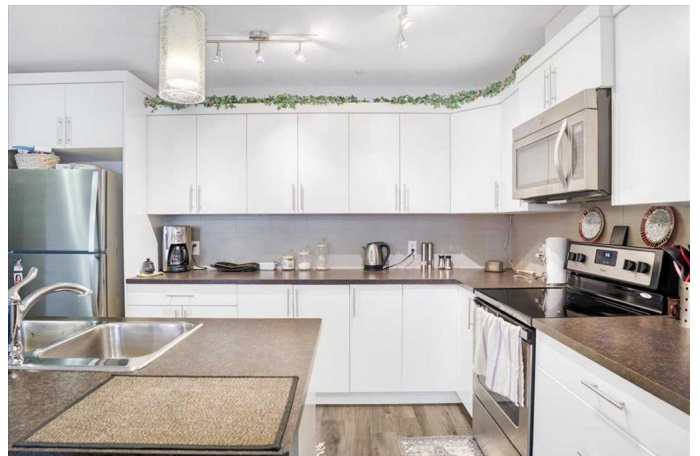
Beautifully Maintained Multi-Level Townhouse  
in Skyview Ranch Grove

This well-kept home features quality finishes throughout, including modern cabinets, flooring, and countertops. The spacious layout offers high ceilings, 2 bedrooms, and 2 bathrooms, providing a comfortable and functional living space. Lightly lived in, the property maintains the fresh feel of a new build. - Ideally located near parks, K-9 schools (Apostles of Jesus and Prairie Sky School), and major amenities such as CrossIron Mills and the airport. The home is equipped with a Heat Recovery Ventilator (HRV) for year-round fresh air and improved energy efficiency. - A generously sized, well-ventilated kitchen makes meal preparation a pleasure, with ample space for daily cooking and entertaining.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238889  |
| Price          | \$405,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,395     |
| Acres          | 0.02      |



|            |               |
|------------|---------------|
| Year Built | 2014          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Townhouse     |
| Status     | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 307 Skyview Ranch Grove Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N0R7                     |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Visitor Parking, Playground |
| Parking Spaces | 2                           |
| Parking        | Single Garage Attached      |
| # of Garages   | 1                           |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                    |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Range, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Basement          | None                                                              |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Playground      |
| Lot Description   | Interior Lot             |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame, Vinyl Siding |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 113             |
| Zoning         | M-1             |

### Listing Details

Listing Office

CIR Realty

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