

# \$399,000 - 604 Skyview Ranch Grove Ne, Calgary

MLS® #A2215663

**\$399,000**

2 Bedroom, 4.00 Bathroom, 1,248 sqft

Residential on 0.04 Acres

Skyview Ranch, Calgary, Alberta

\*\*\*Townhouse Corner Unit | Low Condo Fees | Finished Basement\*\*\*

Beautiful and bright 2 bedroom, 3.5-bathroom corner unit townhome located in the desirable Arrive at Skyview Ranch Arbours. Offering approx. 1,250 sqft of above-grade living space, plus a fully finished basement, this home blends functionality, modern finishes, and unbeatable value—ideal for first-time buyers, families, or investors.

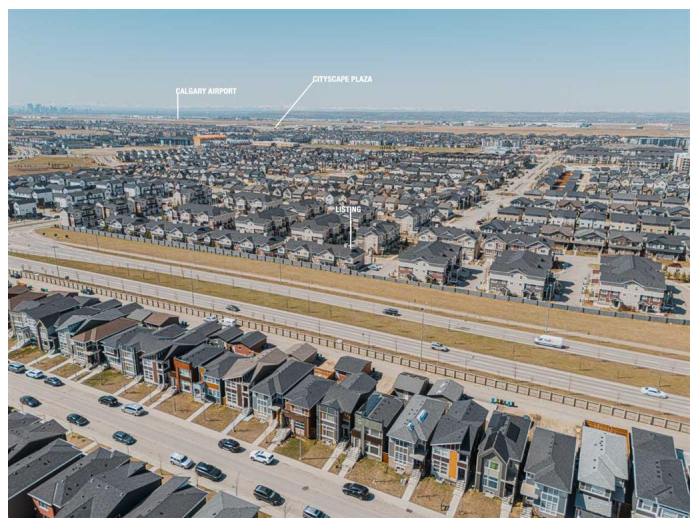
The open-concept main floor features LVP and ceramic tiles, a spacious living and dining area, and a modern kitchen with white cabinetry, stainless steel appliances, and a large center island. As a corner unit, it offers extra windows for abundant natural light. A private back patio is perfect for BBQs and outdoor relaxation, while a 2-piece powder room adds main-floor convenience.

Upstairs, the primary suite boasts vaulted ceilings, a walk-in closet, and a 4-piece ensuite. Another bedroom, a second full bath, and upper-floor laundry provide smart and family-friendly functionality.

The fully finished basement includes a large rec room—great for a gym, office, or media room—plus a 3-piece bathroom.

Additional Highlights:

- Approx. 1,250 sqft above grade
- Fully finished basement with rec room + full



bath

- Attached single garage + full driveway (2 parking spots total)
- Visitor parking steps away
- Low condo fees include landscaping, snow removal & playground access
- Corner unit with added space, light, and privacy
- 5 minutes to major grocery stores and banks
- 15 minutes to Calgary International Airport and CrossIron Mills
- Close to schools, parks, shopping, restaurants, and transit

Don't miss your chance to make it yours! book your private showing today!

Built in 2014

## Essential Information

MLS® #	A2215663
Price	\$399,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,248
Acres	0.04
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	604 Skyview Ranch Grove Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3N 0R8

### Amenities

Amenities Park, Parking, Picnic Area  
Parking Spaces 2  
Parking Front Drive, Garage Door Opener, Single Garage Attached  
# of Garages 2

### Interior

Interior Features Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Misting System  
Lot Description Corner Lot, Landscaped, Open Lot  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 29th, 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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