

# \$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 | 92              |
| Zoning         | M-1             |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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