

# \$425,000 - 606 Skyview Point Place Ne, Calgary

MLS® #A2240646

**\$425,000**

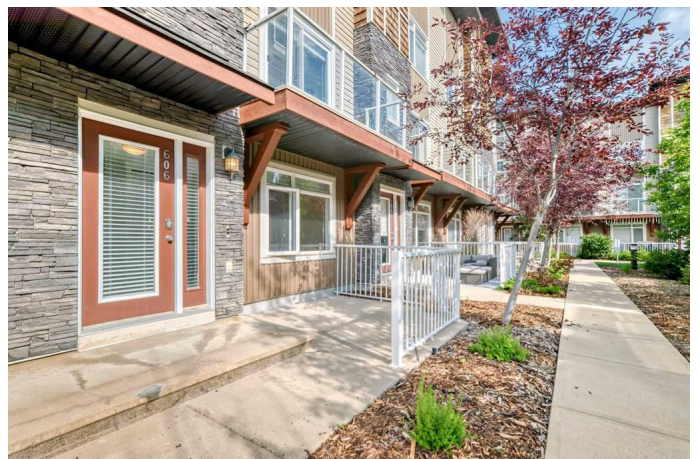
2 Bedroom, 3.00 Bathroom, 1,530 sqft

Residential on 0.01 Acres

Skyview Ranch, Calgary, Alberta

**\*\* OPEN HOUSES, SAT. JULY 19, 1-3pm & SUN. JULY 20, 1-3PM\*\*** This beautiful 2-bedroom, 2.5-bathroom townhouse in Skyview Ranch offers both comfort and convenience. Highlights include a welcoming entry with a den and a large mudroom leading to the double attached garage. The main floor features an open-concept living area with distinct, functional spaces and great flow, including a well-designed kitchen with a large island, granite countertops, ceiling-height cupboards with lots of storage space, a pantry and a charming dining area. The large, bright living room is a wonderful, welcoming space with a balcony overlooking the courtyard, perfect for enjoying outdoor evenings. Upstairs, you'll find a versatile flex space ideal for an office, reading nook, or small family room. The second bedroom and main 4-piece bathroom are also well-sized, with the washer and dryer conveniently located nearby. This property is professionally landscaped, with plenty of visitor parking, and is situated in an established community close to schools, parks, major routes like Stoney Trail and Deerfoot Trail, and minutes to the airport. Recent updates include a newer washer and dryer, and the carpets have all been professionally cleaned. This home is move-in ready and an excellent choice for your next home!

Built in 2012



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2240646      |
| Price          | \$425,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,530         |
| Acres          | 0.01          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 606 Skyview Point Place Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N0L7                     |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Double Garage Attached        |
| # of Garages   | 2                             |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Pantry          |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Basement          | None                                                                                 |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Lot Description   | See Remarks        |
| Roof              | Asphalt Shingle    |
| Construction      | Mixed              |
| Foundation        | Poured Concrete    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 94              |
| Zoning         | M-2             |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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