

**516, 95 Skyview Close NE**  
**Calgary, Alberta**

**MLS # A2301118**



**\$469,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,389 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 230
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		

**Inclusions:** NA

Stunning Townhome | 3 Bedrooms | 3 Bathrooms | Dual Primary Suites | Upgraded Corner Unit. Presenting a thoughtfully designed townhome in community of Skyview featuring a double tandem attached garage. Upon entry, the spacious foyer leads to the main level with high ceilings and an open floor plan, creating an inviting atmosphere in the living room, complete with an electric fireplace and adjacent dining area. The private balcony allows natural light to illuminate the space throughout the day. The gallery-style kitchen is equipped with dual-tone ceiling-height cabinets, quartz countertops, stainless steel appliances including a gas range and chimney hood fan, as well as designer finishes. This level offers a full bedroom and bathroom, ideal for guests or family. The townhouse features upgraded iron spindle railings throughout. Upstairs features two primary bedrooms, each with a 4-piece ensuite and walk-in closet. A dedicated laundry room provides additional convenience. The extended tandem garage includes extra storage. The complex is professionally managed, offers low condo fees, ample visitor parking, and is conveniently located near amenities, schools, shopping, transit, Stoney Trail, Deerfoot Trail, and the airport. Contact your favorite realtor to book private viewing today!