

606 Skyview Point Place NE
Calgary, Alberta

MLS # A2313181



\$345,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,530 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 406

Basement: None

LLD: -

Exterior: Mixed

Zoning: M-2

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Pantry

Inclusions: N/A

Exceptional value in Skyview Ranch! This beautifully maintained 2-bedroom, 2.5-bathroom townhouse offers the perfect blend of style, space, and functionality at an affordable price point. Whether you're a first-time buyer, investor, or looking to downsize without compromise, this home delivers incredible bang for your buck with a double attached garage, low-maintenance living, and a thoughtfully designed layout. The welcoming entry level features a versatile den that works perfectly as a home office, workout area, or flex space, along with a spacious mudroom offering direct access to the double attached garage. Upstairs, the bright and airy main floor showcases an open-concept design with distinct yet connected living spaces ideal for everyday living and entertaining. The kitchen is both stylish and practical, complete with granite countertops, a large central island, ceiling-height cabinetry, ample storage, and a convenient pantry. The adjacent dining area flows seamlessly into the sun-filled living room, while the private balcony overlooking the landscaped courtyard creates the perfect place to unwind on warm summer evenings. The upper level continues to impress with a flexible bonus area ideal for a reading nook, workspace, or additional lounge space. You'll also find a generously sized second bedroom, a full 4-piece bathroom, and conveniently located upper-floor laundry. Set within a professionally managed and beautifully landscaped complex with plenty of visitor parking, this home is ideally located close to schools, parks, shopping, restaurants, transit, and major routes including Stoney Trail and Deerfoot Trail. Plus, Calgary International Airport is just minutes away, making this an unbeatable location for commuters and travelers alike.