



# 46 Skyview Ranch Gardens Calgary Alberta

\$374,900

Stop paying rent and Buy now. 1 of the best priced townhomes with Single attached garage. 1 owner built by Partner development group . Fantastic opportunity to live in the developed community of Skyview and still feel like new. This open interior 2 bed 2.5 bath ( Double masters ) townhouse offers ground level entry with a main level Office/Den, tons of storage, upper family room with cozy fireplace and large patio off living area, open to a L-shaped kitchen with stainless steel appliances and dining area ready to entertain. Upper level offers spacious 2 bed each getting their own private ensuite, Upper level laundry and great closet space. Tenants very flexible and on a fixed term till Jan 31, 2023 have already been given notice to vacant so this can be yours in 2024. Lock in the price now and seal the deal with a BOW!! NO SHOWINGS DEC 23 TO 26TH- AND DEC 30/31 Showings set for Thursday dec 21st- 4pm to 6pm Friday dec 22nd 2pm to 4pm and Saturday 23rd 2pm to 5pm overlap ok- (id:6769)

Living room 13.25 Ft x 14.33 Ft  
Dining room 9.83 Ft x 11.08 Ft  
Kitchen 13.25 Ft x 9.58 Ft  
Primary Bedroom 10.83 Ft x 13.83 Ft  
Bedroom 13.25 Ft x 9.58 Ft  
4pc Bathroom 5.00 Ft x 7.58 Ft

4pc Bathroom 5.00 Ft x 7.50 Ft  
Laundry room 3.25 Ft x 5.08 Ft  
2pc Bathroom 6.83 Ft x 2.75 Ft  
Office 14.83 Ft x 7.17 Ft  
Furnace 7.17 Ft x 2.83 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE SOLUTIONS



**Real Estate Professionals Inc.**

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