

# \$549,900 - 71 Skyview Ranch Avenue Ne, Calgary

MLS® #A2238984

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,529 sqft

Residential on 0.04 Acres

Skyview Ranch, Calgary, Alberta

WELCOME to beautiful SKYVIEW RANCH. 3 storey townhome with a den on the main floor, DOUBLE ATTACHED GARAGE END UNIT , 3 bedrooms, 2.5 baths , AC System and LOW CONDO FEES. The main floor living area features an OPEN floor plan with 9' ceilings, LARGE BRIGHT WINDOWS, VINYL PLANKS flooring. BRIGHT & SPACIOUS kitchen with large island. COZY living room, Lots of natural light. Upper floor consists of Master Bedroom and an ensuite, 2 additional bedrooms with 4pc bath and laundry room completes the upper level. Future LRT station within walking distance, multiple schools and shopping nearby and a playground. Pls CALL NOW to view !!!

Built in 2022

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2238984      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,529         |
| Acres          | 0.04          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 3 Storey |
| Status | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 71 Skyview Ranch Avenue Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N 1Y8                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Park, Parking, Playground, Snow Removal, Visitor Parking |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                                   |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer    |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Basement          | None   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Playground, Storage   |
| Lot Description   | Corner Lot, Front Yard, Landscaped, Paved, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board, Concrete, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 10              |
| Zoning         | M-1             |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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