

# \$525,000 - 71 Skyview Ranch Avenue Ne, Calgary

MLS® #A2238984

**\$525,000**

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          | \$525,000     |
| 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, Street Lighting, Paved, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Concrete, Wood Frame, Cement Fiber Board  
Foundation Poured Concrete

### Additional Information

Date Listed July 10th, 2025  
Days on Market 49  
Zoning M-1

### Listing Details

Listing Office MaxWell Canyon Creek

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