

# \$579,900 - 71 Skyview Ranch Avenue Ne, Calgary

MLS® #A2238984

**\$579,900**

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          | \$579,900     |
| 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, Garbage Chute |
| 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                                                          |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Gas                                                                  |
| 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      | Concrete, Wood Frame, Cement Fiber Board                                           |
| Foundation        | Poured Concrete                                                                    |

### Additional Information

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

Zoning

M-1

## **Listing Details**

Listing Office

MaxWell Canyon Creek

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.