

# **\$397,500 - 47 Skyview Ranch Gardens Ne, Calgary**

MLS® #A2217035

**\$397,500**

2 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.02 Acres

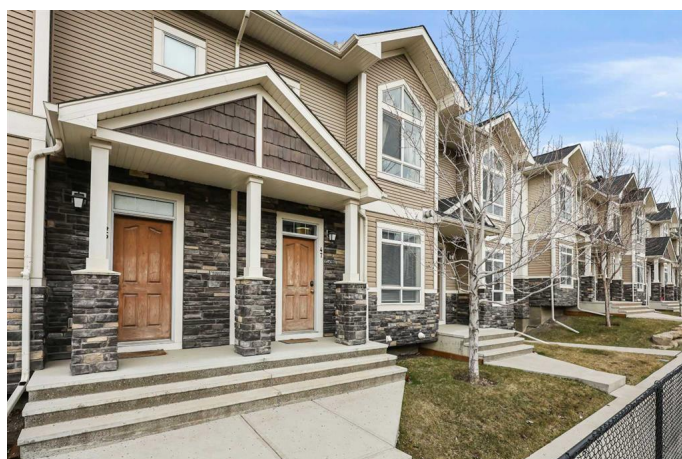
Skyview Ranch, Calgary, Alberta

A/C, DOUBLE ATTACHED GARAGE, OVER 1300 SQ FT, VACANT AND READY TO WELCOME ITS NEW OWNERS!! Welcome to 47 Skyview Ranch Gardens, located in the heart of the sought-after community of Skyview Ranch in Calgary's North East. This stunning townhome features a double master bedroom layout—each with its own ensuite—along with modern touches like vaulted ceilings, large windows throughout and air conditioning.

The kitchen is the heart of the home and includes a large breakfast bar, ample cabinetry, and stainless steel appliances. On the main level you will also find a half powder room, a large space for dining area and a great room with gas fireplace and built in cabinetry.

The open-concept living space leads to a rear-facing balcony with a BBQ gas line, perfect for grilling and enjoying summer evenings. The lower level includes a spacious entry that could be used as a home office or flex space, plus a heated double attached garage for added convenience.

Located in the desirable community of Skyview Ranch, this home puts you close to everything. Just minutes from the bus stop and a short drive to the airport, CrossIron Mills, Stoney Trail, and Deerfoot Trail. The front of the home faces a quiet green space—great for dog



walks or simply relaxing outdoors. With playgrounds, parks, schools, and shopping nearby, this is a fantastic opportunity to own a move-in ready home in a well-connected neighbourhood.

Additional features include: low condo fees in a very well-managed condo, over 1,300 sqft of living space (one of the largest units in the complex), washer and dryer on lower level for convenience and comfort. Donâ€™t miss outâ€“book your showing today!

Built in 2011

### Essential Information

MLS® #	A2217035
Price	\$397,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,304
Acres	0.02
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	47 Skyview Ranch Gardens Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0G1

### Amenities

Amenities	Parking, Visitor Parking
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Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	46
Zoning	M-2
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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