

\$384,900 - 116 Skyview Ranch Road Ne, Calgary

MLS® #A2239301

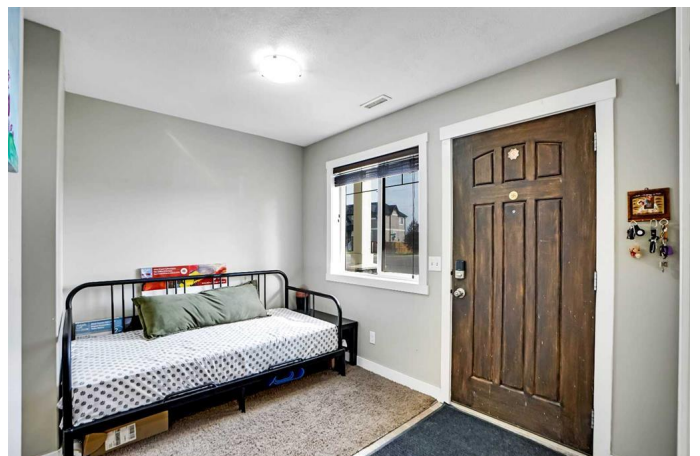
\$384,900

2 Bedroom, 3.00 Bathroom, 1,289 sqft

Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

Welcome to 116 Skyview Ranch Road NE, a perfect blend of modern comfort and convenience, making it an ideal choice for families and professionals alike. The main floor welcomes you with a functional 2-piece bathroom, a spacious foyer, and an attached single-car garage, along with a handy utility space for added storage. Moving to the upper first floor, you'll find an inviting open-concept layout featuring a dining area and a well-appointed kitchen equipped with essential appliances, including a dishwasher, electric stove, microwave hood fan, refrigerator, and washer/dryer. The kitchen also boasts laminate counters and a breakfast bar, perfect for casual meals, while the adjacent living room creates a cozy atmosphere with a charming fireplace. Large vinyl windows and stylish window coverings allow natural light to fill the space. The upper second floor is dedicated to relaxation and privacy, offering a spacious 4-piece bathroom, a luxurious 4-piece ensuite, and two generously sized bedrooms, including a primary bedroom for added comfort. A convenient laundry area completes this level, ensuring practicality for everyday living. Beyond the property, the Skyview Ranch community provides an exceptional lifestyle with nearby schools, shopping centers, parks, playgrounds, and a basketball court for outdoor activities. Excellent public transit options are also within easy reach, making commuting a breeze. This home is a perfect



combination of style, functionality, and a prime locationâ€”donâ€™t miss the opportunity to make it yours!

Built in 2010

Essential Information

MLS® #	A2239301
Price	\$384,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,289
Acres	0.02
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	116 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0V3

Amenities

Amenities	Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Courtyard, Basketball Court
Lot Description	Level, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	33
Zoning	M-2
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

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.