

# \$599,900 - 49 Skyview Point Common Ne, Calgary

MLS® #A2239462

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY JULY 27th

3-5pm\*\*\* Bright & Updated Detached Home on a Quiet Street in Skyview Ranch. This well-maintained 3-bedroom, 2.5-bath detached home is conveniently located on a low-traffic street in family-friendly Skyview Ranch, just a short walk or 2 min drive to Prairie Sky School & Jesus of Apostles School (both K-9) and easy access to both Deerfoot & Stoney Trails.

Offering just under 1,400 sq ft of functional living space, this freshly painted home features a sunny south-facing backyard and a large 20' x 22' double detached garage. The main floor offers a bright, open-concept layout with large windows, a spacious living area, and a kitchen with a practical peninsula and ample storage. Upstairs includes three bedrooms, including a generous primary with walk-in closet and private ensuite.

Recent upgrades include new shingles, eaves and siding will be done in 2 weeks, adding long-term value and peace of mind. The unfinished basement provides excellent potential for future development—whether for additional living space, a recreation area, or extended family use. Conveniently located close to schools, parks, playgrounds, walking paths, shopping, transit, and with easy access to Stoney Trail and Calgary International Airport.

Built in 2011



## Essential Information

MLS® #	A2239462
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,387
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	49 Skyview Point Common Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0H1

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
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Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	14
Zoning	R-G

### **Listing Details**

Listing Office	KIC Realty
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