

# **\$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. Don't miss out—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, Playground, Private Entrance
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	55
Zoning	M-2
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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