

\$409,000 - 47 Skyview Ranch Gardens Ne, Calgary

MLS® #A2217035

\$409,000

2 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.02 Acres

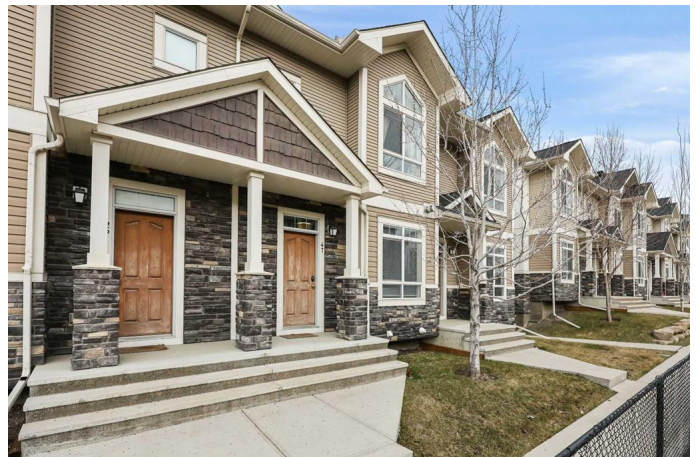
Skyview Ranch, Calgary, Alberta

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	\$409,000
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	Visitor Parking, Parking
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 17

Zoning M-2

HOA Fees 84

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.