$499,000 - 306 Skyview Ranch Road Ne, Calgary

MLS® #A2243419

$499,000

2 Bedroom, 3.00 Bathroom, 1,301 sqft
Residential on 0.07 Acres

Skyview Ranch, Calgary, Alberta

Sitting on a prime corner lot in the heart of Skyview Ranch, this stylish 2 bedroom, 2.5 bathroom duplex offers the perfect blend of functionality and charm. With natural light pouring through the extra windows, the main floor boasts an airy open-concept layout featuring a bright living room, a chef-inspired kitchen with a central island, stainless steel appliances, and loads of cabinet spaceâ€”all flowing into the spacious dining and great room. A thoughtfully designed mudroom at the back entry and a convenient half bath complete the main level. Upstairs, youâ€™ll find two generously sized primary bedrooms, each with its own walk-in closet and spa-like ensuite, along with upstairs laundry for added ease. The unfinished basement offers room to grow, whether you're planning a home gym, office, or guest suite. Outside, enjoy a sunny south-facing porch, a fully fenced backyard, and a double detached garage with back lane access. Located in one of Calgaryâ€™s fastest-growing communities, Skyview Ranch offers quick access to Stoney Trail, Country Hills Blvd, and the airport, along with nearby schools, parks, shopping, and public transitâ€”making it an ideal spot for families, professionals, and investors alike.

Built in 2011

Essential Information

MLS® #	A2243419

Price	$499,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	306 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0K9

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard

Lot Description	Back Lane, Garden, Landscaped, Lawn, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First

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