# \$499,900 - 71 Skyview Ranch Avenue Ne, Calgary

MLS® #A2260788

## \$499,900

3 Bedroom, 3.00 Bathroom, 1,533 sqft Residential on 0.04 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this immaculate, extra clean 3-story corner unit townhouse featuring a double attached garage, 3 spacious bedrooms, and 2.5 bathrooms. Ideally located close to schools, playgrounds, public transit, shopping centers, and with easy access to major highways, this home offers both convenience and comfort.

### Main Level:

Step into a bright, welcoming foyer with a large walk-in closet and direct access to the double attached garage.

### Second Level:

This level features a sunlit living room, a modern kitchen equipped with stainless steel appliances, a spacious kitchen island, quartz countertops, and a balcony – ideal for enjoying summer evenings. A cozy dining area provides the perfect spot for family meals, and a 2-piece bathroom adds convenience.

### Third Level:

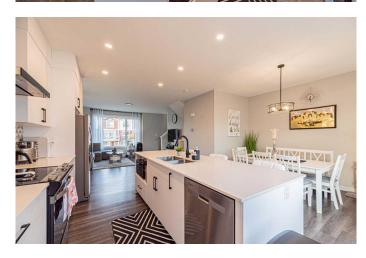
Upstairs features a spacious primary bedroom with a private 3-piece ensuite, two additional bedrooms, a 4-piece main bathroom, and an upper-level laundry room for added ease.

Enjoy year-round comfort with central air conditioning – a must-have during hot summer days!

This property is a fantastic opportunity for







first-time buyers or young families looking for a move-in-ready home in a family-friendly neighbourhood.

?? Don't miss out – schedule your private showing today! This property won't last long!

### Built in 2022

### **Essential Information**

MLS® # A2260788 Price \$499,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,533 Acres 0.04 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 71 Skyview Ranch Avenue Ne

Subdivision Skyview Ranch

City Calgary
County Calgary
Province Alberta
Postal Code T3N 1Y8

### **Amenities**

Amenities Snow Removal

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Kitchen Island, No Smoking Home, Quartz Counters, Storage

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air
Cooling Central Air

Basement None

### **Exterior**

Exterior Features Balcony
Lot Description Corner Lot

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 27th, 2025

Days on Market 2 Zoning M-1

# **Listing Details**

Listing Office MaxWell Gold

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