

\$394,900 - 47 Skyview Ranch Gardens Ne, Calgary

MLS® #A2217035

\$394,900

2 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.02 Acres

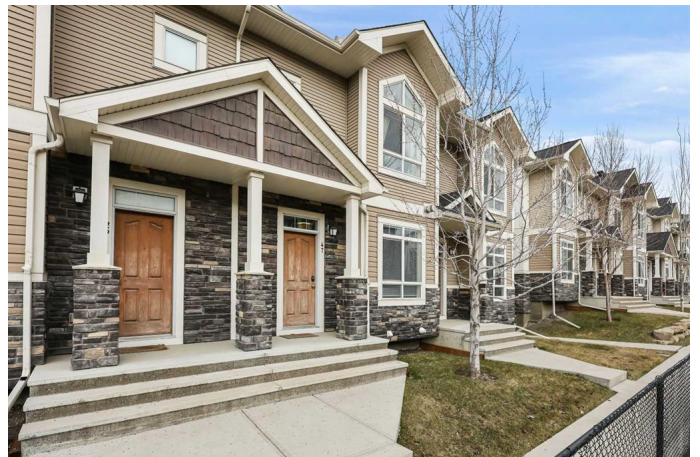
Skyview Ranch, Calgary, Alberta

OPEN HOUSE SUNDAY, JUNE 29, 2025
FROM 11 AM TO 1 PM!!! 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 spaceâ€”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. Donâ€™t miss outâ€”book your showing today!

Built in 2011

Essential Information

MLS® #	A2217035
Price	\$394,900
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
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Dryer, Electric Stove, Microwave, 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	73
Zoning	M-2
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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