

# \$599,900 - 49 Skyview Point Common Ne, Calgary

MLS® #A2239462

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY JULY 27th

3-5pm\*\*\* Bright & Updated Detached Home on a Quiet Street in Skyview Ranch. This well-maintained 3-bedroom, 2.5-bath detached home is conveniently located on a low-traffic street in family-friendly Skyview Ranch, just a short walk or 2 min drive to Prairie Sky School & Jesus of Apostles School (both K-9) and easy access to both Deerfoot & Stoney Trails.

Offering just under 1,400 sq ft of functional living space, this freshly painted home features a sunny south-facing backyard and a large 20' x 22' double detached garage. The main floor offers a bright, open-concept layout with large windows, a spacious living area, and a kitchen with a practical peninsula and ample storage. Upstairs includes three bedrooms, including a generous primary with walk-in closet and private ensuite.

Recent upgrades include new shingles, eaves and siding will be done in 2 weeks, adding long-term value and peace of mind. The unfinished basement provides excellent potential for future development—whether for additional living space, a recreation area, or extended family use. Conveniently located close to schools, parks, playgrounds, walking paths, shopping, transit, and with easy access to Stoney Trail and Calgary International Airport.

Built in 2011



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239462    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,387       |
| Acres          | 0.08        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 49 Skyview Point Common Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N 0H1                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan                                                            |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Lawn |
| Roof            | Asphalt Shingle                        |
| Construction    | Vinyl Siding, Wood Siding              |
| Foundation      | Poured Concrete                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 20              |
| Zoning         | R-G             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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.