

# \$555,000 - 44 Skyview Circle Ne, Calgary

MLS® #A2250683

**\$555,000**

3 Bedroom, 3.00 Bathroom, 1,428 sqft

Residential on 0.07 Acres

Skyview Ranch, Calgary, Alberta

Welcome to 44 Skyview Circle NE, a beautifully maintained row townhouse in the heart of Calgary, offering modern finishes, functional design, and exceptional convenience.

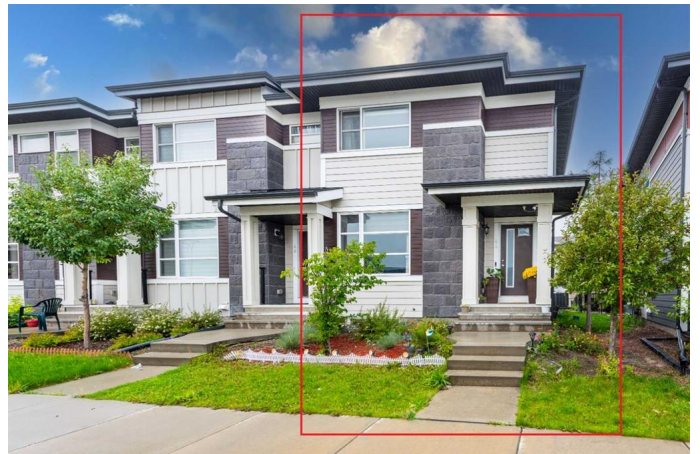
This end-unit home with central air conditioning enjoys an unbeatable location—just steps from shopping, restaurants, grocery stores, medical and dental clinics, an East Indian grocery and sweet shop, fitness centers, and a nearby bus stop. Everything you need is right at your doorstep.

## Main Level

The open-concept main floor features stylish luxury vinyl plank flooring throughout. At the front of the home, a bright and welcoming living room is complemented by a second sitting area/family room near the kitchen and dining space. The sleek white cabinetry, stainless steel appliance package, and a spacious quartz island with eating bar make the kitchen a true centerpiece. A convenient walk-in pantry and half bathroom complete this level.

## Upper Level

Upstairs, plush carpeting leads to three



well-sized bedrooms. The primary suite includes a walk-in closet and a private 4-piece ensuite. Two additional bedrooms share a full bathroom, offering comfort and practicality for family living.

Backyard & Garage

Step through the patio doors to a fully fenced and landscaped backyard, featuring a gazebo and planters—ideal for summer gatherings, BBQs, and relaxation. The double detached garage, accessible from the back lane, provides ample parking and storage.

Basement

The spacious, undeveloped basement is a blank canvas awaiting your personal touch. Whether you envision a home gym, recreation area, or extra living space, the possibilities are endless.

44 Skyview Circle NE offers a rare combination of no condo fees, a double garage, and modern living in a vibrant community. Move-in ready and impeccably cared for, this home is a must-see!

Built in 2017

Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250683  |
| Price          | \$555,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,428     |
| Acres          | 0.07      |
| Year Built     | 2017      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 44 Skyview Circle Ne |
| Subdivision | Skyview Ranch        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3N1B6               |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | None                                                 |
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Detached, On Street, Garage Faces Rear |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                                             |
| Cooling           | Central Air                                                                                                            |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, Unfinished                                                                                                       |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | None             |
| Lot Description   | Corner Lot       |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 27                |
| Zoning         | M-G               |

HOA Fees 80  
HOA Fees Freq. ANN

**Listing Details**

Listing Office Save Max Real Estate Inc.

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