

\$410,000 - 53 Skyview Ranch Avenue Ne, Calgary

MLS® #A2109394

\$410,000

2 Bedroom, 3.00 Bathroom, 1,086 sqft

Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

Welcome to 53 Skyview Ranch Avenue NE!

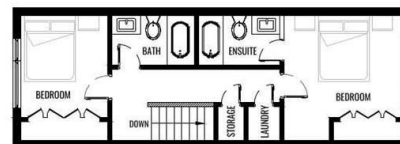
This 2020-built townhome, nestled in the CENTRAL by PARTNERS complex, offers a modern and energy-efficient living experience. Certified BUILTGREEN PLATINUM, this home boasts extremely low energy usage and exceptional eco-friendly features.

Discover the convenience of on-demand hot water, providing efficient heating through the high-efficiency air exchanger. The Quiet Wall System ensures a peaceful living environment, making your unit a quiet and enjoyable space.

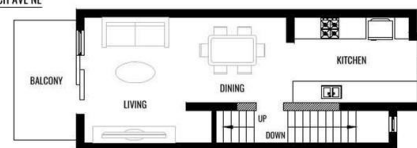
The entry level welcomes you with a heated garage, leading to a formal entry complete with a closet and a convenient 2-piece bath. Ascend to the open-concept main floor, perfect for hosting gatherings. The galley-style kitchen is adorned with stainless steel appliances and quartz countertops, and plenty of storage. There's plenty of room for a formal dining area, and the living room opens up to a bright balcony through sliding doors.

Upstairs, you'll find the master bedroom with a 4-piece ensuite, a second bedroom, another 4-piece bath, and convenient top-floor laundry facilities. This home is in immaculate, like-new condition, making it move-in ready for you to enjoy all its comforts and conveniences.

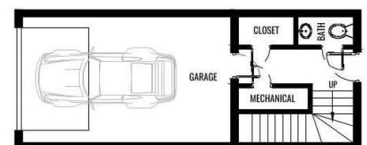
Built in 2020



53 SKYVIEW RANCH AVE NE
UPPER LEVEL



53 SKYVIEW RANCH AVE NE
MAIN LEVEL



53 SKYVIEW RANCH AVE NE
LOWER LEVEL

FLOORPLAN IS INTENDED FOR MARKETING PURPOSES ONLY AND IS NOT SUITABLE FOR ARCHITECTURAL CONSTRUCTION, OR IN OTHER WORKS. ALL PLANS, IMAGES, DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE ACCURATE.

Essential Information

MLS® #	A2109394
Price	\$410,000
Sold Price	\$416,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,086
Acres	0.02
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	53 Skyview Ranch Avenue Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1Y8

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Plug-In, Single Garage Attached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Forced Air, Hot Water, Natural Gas, See Remarks
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 6th, 2024
Days on Market	13
Zoning	M-1
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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