

\$645,000 - 46 Skyview Point Link Ne, Calgary

MLS® #A2157249

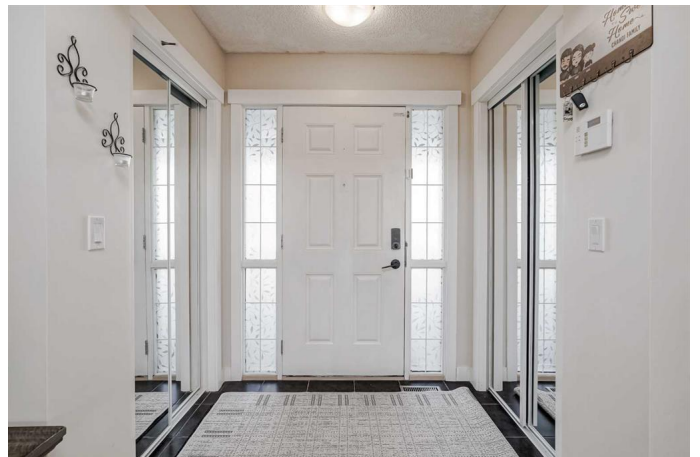
\$645,000

5 Bedroom, 3.00 Bathroom, 1,508 sqft
Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Live Up, Rent Down A Showhome Quality Investment! This stunning property is more than just a home—it's a smart investment with a LEGAL basement suite that offers incredible rental potential. The moment you step inside, you'll be struck by the wow factor—this home truly shows like a showhome with its tasteful wall décor, brand-new kitchen cabinets, and a spacious walk-in pantry. Upstairs, the primary bedroom serves as a peaceful retreat, complete with a luxurious 4-piece ensuite and a generous walk-in closet. Two additional bedrooms and a 4-piece main bath provide comfort and style for the whole family. Outside, you'll find a newer roof, a brand-new composite deck perfect for outdoor entertaining, and a double detached garage for added convenience. The Basement Legal Suite is a game-changer, featuring two bedrooms, a full kitchen, a modern 3-piece bath with a glass shower and Bluetooth speaker exhaust fan, and its own private walk-up entrance. Large egress windows fill the space with natural light, making it bright and inviting. Situated in a prime location close to schools, daycares, plazas, and walking trails, this home is perfectly positioned for both comfort and convenience. Live up and rent down—this property is a rare find that offers both luxury living and smart financial returns. Don't miss out on this exceptional opportunity!

Built in 2011



Essential Information

MLS® #	A2157249
Price	\$645,000
Sold Price	\$645,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,508
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	46 Skyview Point Link Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0G5

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Lawn, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 24th, 2024
Days on Market	33
Zoning	R-2
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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