

\$399,888 - 84 Skyview Ranch Avenue Ne, Calgary

MLS® #A2175112

\$399,888

2 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.03 Acres

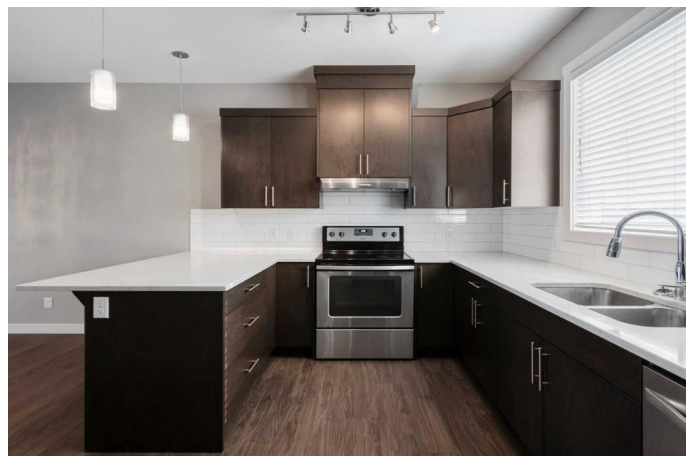
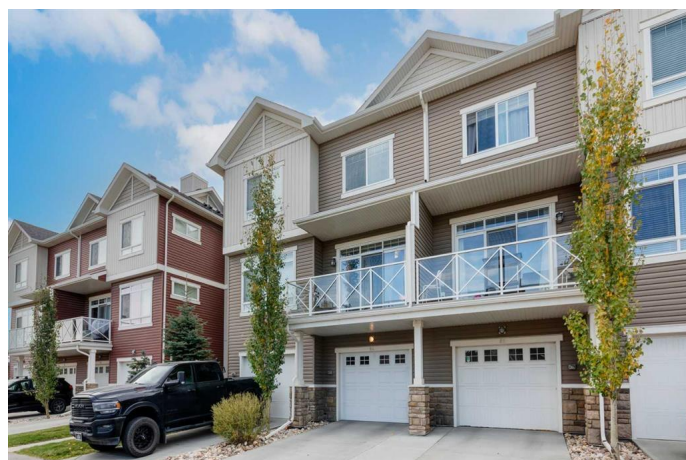
Skyview Ranch, Calgary, Alberta

Gorgeous three-story townhouse with 2 bedrooms, 2.5 baths and an attached garage in the desirable Skyview Ranch community. This home features a well designed floor plan, boasting 9-foot ceilings on both the second and third floors.

The second floor has an inviting open-concept layout, seamlessly connecting the kitchen, dining area, and living room. The upgraded kitchen is equipped with sleek stainless steel appliances, a breakfast bar and elegant granite countertops, complemented by abundant cabinet and counter space. Relax in the spacious living room, which opens up to a generous private balcony—perfect for enjoying your bbq, morning coffee or watching your child having fun at the playground below.

On the upper level, you will find two comfortable bedrooms. The master bedroom is delightful featuring vaulted ceilings, double closets, and a four-piece ensuite bathroom. The second bedroom, generously sized, is located at the back and is conveniently close to its own four-piece bathroom. For added convenience, the laundry room is also situated on this floor.

The main floor entrance offers ample space ideal for an office setup, complemented by



plentiful street parking available right outside.
This level includes a half bath and closet space, along with direct access from the attached garage..

Located close to schools, shopping centres, Calgary Airport, CrossIron Mills Mall, and major roads like Stoney Trail and Deerfoot Trail, this property offers an ideal blend of accessibility and comfort. Seize the opportunity to make this stunning home yours before it's gone!

Built in 2016

Essential Information

MLS® #	A2175112
Price	\$399,888
Sold Price	\$395,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,247
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	84 Skyview Ranch Avenue Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0R8

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	November 13th, 2024
Days on Market	20
Zoning	M-1
HOA Fees	78.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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