

# \$404,900 - 82 Skyview Ranch Avenue Ne, Calgary

MLS® #A2235935

**\$404,900**

2 Bedroom, 3.00 Bathroom, 1,259 sqft

Residential on 0.03 Acres

Skyview Ranch, Calgary, Alberta

Open House: July 12th 1pm - 3pm. \*Watch the video\* Gorgeous Home! Get ready to fall in love! The showstopper you have been waiting for has arrived! 2 BED + DEN | 2.5 BATH | APPROX 1260 SQFT | SINGLE GARAGE + DRIVEWAY | OPEN FLOOR PLAN | PRIVATE BALCONY | A/C ROUGH IN | EXTRA STREET PARKING | EXCELLENT LOCATION. This home is about to leave you at a WOW! Upon entrance, you'll be welcomed by a spacious den which could perfectly be used to set up your work from home area or even for your gym/yoga room. The conveniently located half bath and access to the garage completes this level. Walking upstairs, you'll be left stunned by the open and bright floor plan featuring a spacious living room for your daily entertainment needs with an attached wide balcony overlooking the small playground. Adjacent to the living room is the dining area which could fit in a 6-seater easily. The stunning chef's kitchen featuring stylish quartz countertops, elegant backsplash, stainless appliances, white cabinets, and pendant lights. The third level features 2 spacious bedrooms including the primary bedroom with vaulted ceilings, dual closet doors, and its own ensuite. The second bedroom has a shared bathroom just adjacent to it. The stacked laundry with some added storage is just a bonus among many others. Situated close to shopping, amenities, and transit, this condo offers a perfect blend of modern comfort and unbeatable location.



Minutes away from shopping, schools, restaurants, Calgary International Airport, Cross Iron Mall, and easy access to Stoney Trail. Come and make this beautiful townhouse a place you can call a home.

Built in 2016

### Essential Information

MLS® #	A2235935
Price	\$404,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	82 Skyview Ranch Avenue Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0R8

### Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Quartz Counters, Vaulted Ceiling(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Basement	None

## Exterior

Exterior Features	BBQ gas line, Playground
Lot Description	Back Lane, Backs on to Park/Green Space
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	11
Zoning	m-1
HOA Fees Freq.	MON

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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