

# **\$394,900 - 47 Skyview Ranch Gardens Ne, Calgary**

MLS® #A2217035

**\$394,900**

2 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

OPEN HOUSE SUNDAY, JUNE 29, 2025  
FROM 11 AM TO 1 PM!!! A/C, DOUBLE  
ATTACHED GARAGE, OVER 1300 SQ FT,  
VACANT AND READY TO WELCOME ITS  
NEW OWNERS!! Welcome to 47 Skyview  
Ranch Gardens, located in the heart of the  
sought-after community of Skyview Ranch in  
Calgary's North East. This stunning townhome  
features a double master bedroom  
layout"each with its own ensuite"along  
with modern touches like vaulted ceilings,  
large windows throughout and air conditioning.

The kitchen is the heart of the home and  
includes a large breakfast bar, ample  
cabinetry, and stainless steel appliances. On  
the main level you will also find a half powder  
room, a large space for dining area and a  
great room with gas fireplace and built in  
cabinetry.

The open-concept living space leads to a  
rear-facing balcony with a BBQ gas line,  
perfect for grilling and enjoying summer  
evenings. The lower level includes a spacious  
entry that could be used as a home office or  
flex space, plus a heated double attached  
garage for added convenience.

Located in the desirable community of Skyview  
Ranch, this home puts you close to everything.  
Just minutes from the bus stop and a short  
drive to the airport, CrossIron Mills, Stoney  
Trail, and Deerfoot Trail. The front of the home



faces a quiet green spaceâ€”great for dog walks or simply relaxing outdoors. With playgrounds, parks, schools, and shopping nearby, this is a fantastic opportunity to own a move-in ready home in a well-connected neighbourhood.

Additional features include: low condo fees in a very well-managed condo, over 1,300 sqft of living space (one of the largest units in the complex), washer and dryer on lower level for convenience and comfort. Donâ€™t miss outâ€”book your showing today!

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2217035      |
| Price          | \$394,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,304         |
| Acres          | 0.02          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 47 Skyview Ranch Gardens Ne |
| Subdivision | Skyview Ranch               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3N 0G1                     |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 2                        |
| Parking        | Double Garage Attached   |
| # of Garages   | 2                        |

## Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                                                                                    |
| Heating           | Forced Air                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Partial, Unfinished                                                                                                                                   |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground, Private Entrance |
| Lot Description   | Rectangular Lot                                     |
| Roof              | Asphalt Shingle                                     |
| Construction      | Brick, Vinyl Siding                                 |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 59            |
| Zoning         | M-2           |
| HOA Fees       | 84            |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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