

# \$370,000 - 22 Skyview Ranch Gardens Ne, Calgary

MLS® #A2249475

**\$370,000**

2 Bedroom, 3.00 Bathroom, 1,131 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Welcome to Arrive at Skyview, a well-managed complex offering style and convenience in one of Calgary's fastest-growing communities.

The spacious front entryway is versatile – large enough to use as a home office or a generous mudroom area to suit your lifestyle. The open-concept main floor features a stylish kitchen, a bright dining area, and a comfortable living room with a cozy fireplace – perfect for everyday living or entertaining. Upstairs, you'll find two generously sized bedrooms: the primary suite with its own 4-piece ensuite, and a second bedroom with a 4-piece bathroom just steps away. The added convenience of upstairs laundry makes daily living even easier. With two full bathrooms and a handy half-bath, there's plenty of space for everyone.

Additional features include a single-attached garage, ample storage, and a great location. At Arrive at Skyview, you'll enjoy easy access to the airport, Stoney Trail, schools, parks, shopping, transit and more, making daily life simple and connected.

Whether you're a professional seeking a smart roommate-friendly layout, or a young family wanting a welcoming home in a growing community, this Skyview townhouse is move-in ready and waiting for you. Please call for your private showing today.

Built in 2010



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2249475      |
| Price          | \$370,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,131         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 22 Skyview Ranch Gardens Ne |
| Subdivision | Skyview Ranch               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3N 0G2                     |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Playground, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                         |
| Parking        | Single Garage Attached                    |
| # of Garages   | 1                                         |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas, Living Room                                                                              |
| Basement          | None                                                                                          |

**Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Lot Description   | Other               |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 11                  |
| Zoning         | M-2                 |

**Listing Details**

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

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