

# \$430,000 - 67 Skyview Ranch Gardens Ne, Calgary

MLS® #A2220370

**\$430,000**

3 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.03 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this fantastic END UNIT townhome in the vibrant community of Skyview Ranch, offering the perfect blend of space, privacy, and natural light. With no neighbours to the side or front, youâ€™™ll enjoy a unique level of tranquility rarely found in townhome living.

Boasting over 1,356 sq ft of developed living space, this home features 3 spacious bedrooms and 2.5 bathrooms, including vaulted ceilings in the bedrooms and tons of windows that flood the space with sunlight. The open-concept main floor is highlighted by laminate flooring, stainless steel appliances, and a custom kitchen islandâ€™™perfect for entertaining or family meals.

Step outside to your sunny south-facing balcony, ideal for summer BBQs and relaxing evenings. The undeveloped basement offers incredible potential for customization, whether you're looking to create a home office, gym, or extra living space.

Additional highlights include a double attached garage and unbeatable proximity to local restaurants, pubs, and amenitiesâ€™™everything you need is just minutes away.

This home has been loved and exceptionally well maintainedâ€™™truly move-in ready!

Donâ€™™t miss outâ€™™book your showing today or explore the 3D tour to experience this incredible home for yourself!

Built in 2011



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2220370      |
| Price          | \$430,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,357         |
| Acres          | 0.03          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 67 Skyview Ranch Gardens Ne |
| Subdivision | Skyview Ranch               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3N 0G1                     |

## Amenities

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

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Lane, Irregular Lot |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 36             |
| Zoning         | M-2            |
| HOA Fees       | 84             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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