

# \$565,000 - 105, 11428 52 Street Ne, Calgary

MLS® #A2252959

**\$565,000**

3 Bedroom, 4.00 Bathroom, 2,306 sqft

Residential on 0.03 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this rare and spacious corner townhouse offering over 2,300 sq ft of living space in the vibrant community of Skyview. With 3 bedrooms and 3.5 bathrooms, this home provides a thoughtfully designed layout that balances comfort, flexibility, and modern style.

The entry level includes a private bedroom with a full bathroom and kitchenette, perfect for extended family, guests, or a home office. Direct access to the double attached rear garage adds convenience, and visitor parking is just steps away.

On the main living floor, large east and west facing windows fill the space with natural light and provide views of a pond, surrounding walking trails, and the mountains beyond. The open concept kitchen is finished with beautiful countertops, stainless steel appliances, a central island, and a pantry. It connects seamlessly to the dining and living areas, making it ideal for both everyday living and entertaining. A stylish powder room completes this level.

The upper floor offers a spacious primary suite with a walk in closet and 4 piece ensuite, along with two additional bedrooms that share a full bathroom. A dedicated laundry room adds convenience to this family friendly design.



This west facing corner unit enjoys extra windows, modern finishes throughout, and a desirable location directly across from the pond and pathways. With low condo fees and quick access to transit, schools, shopping, major roadways, and Calgary International Airport, this property combines size, location, and value that is hard to find. \*Furniture can be included in the sale for an additional cost\*

Built in 2018

### **Essential Information**

MLS® #	A2252959
Price	\$565,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,306
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	105, 11428 52 Street Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N1S2

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached

# of Garages	2
Waterfront	Pond

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Range, Gas Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Lighting, Private Entrance, Rain Gutters
Lot Description	Corner Lot, Lawn, Level
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	September 1st, 2025
Days on Market	4
Zoning	M-2

### Listing Details

Listing Office	TREC The Real Estate Company
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