

# \$395,000 - 64 Skyview Ranch Gardens Ne, Calgary

MLS® #A2201133

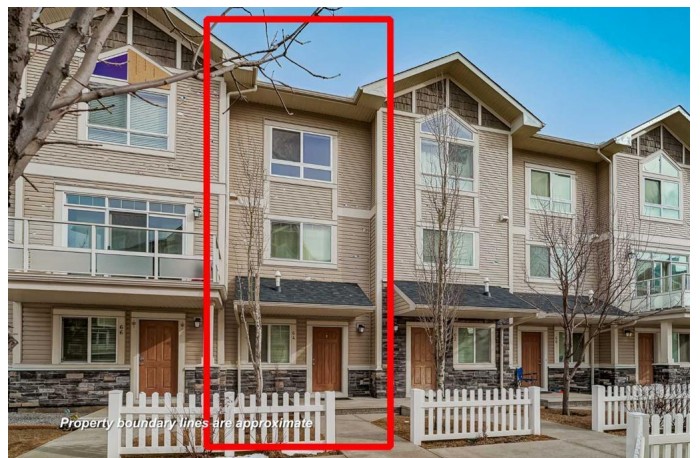
**\$395,000**

2 Bedroom, 3.00 Bathroom, 1,261 sqft

Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this wonderful 2 bedroom 2 and a half bathroom townhome in the sought after community of Skyview Ranch. This 3 story townhome truly has it all. As you enter the home you are greeted with laminate floors, neutral colours, a flex room and half bathroom that would make for a perfect home office or gaming room. As you head up to the main level you will notice your open concept living room, dining room and kitchen that all flow from one area to the next lending it's self to be the perfect space for entertaining or quite nights at home with the family. Your large kitchen is fitted with stainless steel appliances, an eat up bar area, plenty of counter space and cupboards and a brand new dish washer. Your dining room splits the kitchen and living room with ample room for your dining table overlooking your large entertainment space with gas fireplace and northeast facing balcony. The upper level offers you a large primary bedroom with a gorgeous ensuite bathroom and his and hers closets. Down the hall is your additional full bathroom, laundry and large secondary bedroom. You single attached garage will hide your vehicle from Calgary's harsh weather making for a comfortable commute in the mornings. Skyview Ranch has great access to schools, parks, shopping and ease of access to restaurants and stoney trail. Do not miss this opportunity to own this quaint townhome in one of the most sought after communities in Calgary.



Built in 2010

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2201133      |
| Price          | \$395,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,261         |
| Acres          | 0.02          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 64 Skyview Ranch Gardens Ne |
| Subdivision | Skyview Ranch               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3N 0G2                     |

## Amenities

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

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |

|            |      |
|------------|------|
| Fireplaces | Gas  |
| Basement   | None |

**Exterior**

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 35               |
| Zoning         | M-2              |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.