

# \$430,000 - 86 Skyview Ranch Avenue Ne, Calgary

MLS® #A2240747

**\$430,000**

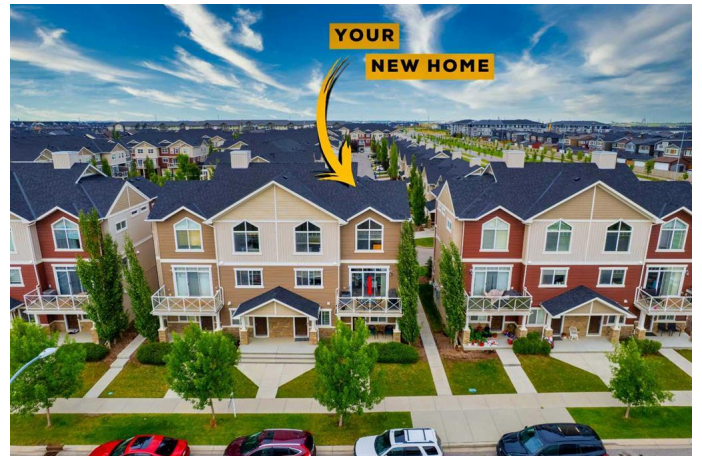
2 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.04 Acres

Skyview Ranch, Calgary, Alberta

OPEN HOUSE JULY 26TH 1-3PM \*\*\*

Welcome to your new home in Skyview Ranch, where comfort, style, and convenience come together. This bright and thoughtfully designed 2-bedroom, 3-bathroom townhouse has over 1,350 sq ft of living space and a layout that just makes sense. Big north- and south-facing windows let in great natural light and keep the airflow moving all day. The kitchen is right at the heart of it all with a big central island, stainless steel appliances, and quartz countertops. Whether you're cooking dinner or chatting with friends over drinks, it's a space that feels both functional and easy to love. Just off the kitchen, the living room at the back of the home offers a cozy spot to relax, while the dining area at the front opens onto a sunny balcony through a wide sliding glass door, making it perfect for morning coffee or warm summer evenings. Upstairs, you'll find two spacious bedrooms and two full bathrooms, including a private ensuite. Downstairs, the finished flex space works well as a home office, gym, or game room. You'll also appreciate the oversized single attached garage. The home also includes central air conditioning, keeping things cool and comfortable through Calgary's warm summer days. You're close to everything: grocery stores, parks, playgrounds, walking paths, CrossIron Mills, the C-Train, and quick access to Stoney Trail. Local schools include Prairie Sky School (K-9) and the Catholic AOJ School (K-9), both nearby and



convenient for families. Whether you're buying your first place, downsizing, or investing, this home just feels right.

Built in 2016

### Essential Information

MLS® #	A2240747
Price	\$430,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.04
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	86 Skyview Ranch Avenue Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0R8

### Amenities

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

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	7
Zoning	M-1

## Listing Details

Listing Office	Real Broker
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