

# \$409,000 - 47 Skyview Ranch Gardens Ne, Calgary

MLS® #A2217035

**\$409,000**

2 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.02 Acres

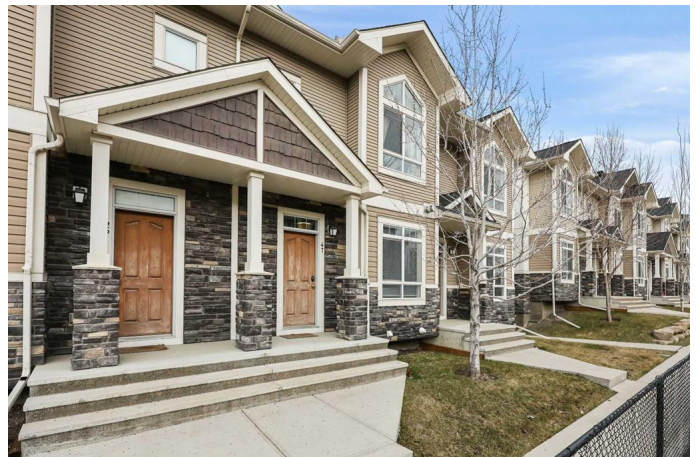
Skyview Ranch, Calgary, Alberta

OPEN HOUSE, SUNDAY MAY 4, FROM 11 AM TO 1 PM. Welcome to 47 Skyview Ranch Gardens, located in the heart of the sought-after community of Skyview Ranch in Calgary's North East. This stunning townhome features a double master bedroom layout—each with its own ensuite—along with modern touches like vaulted ceilings, large windows throughout and air conditioning.

The kitchen is the heart of the home and includes a large breakfast bar, ample cabinetry, and stainless steel appliances. On the main level you will also find a half powder room, a large space for dining area and a great room with gas fireplace and built in cabinetry.

The open-concept living space leads to a rear-facing balcony with a BBQ gas line, perfect for grilling and enjoying summer evenings. The lower level includes a spacious entry that could be used as a home office or flex space, plus a heated double attached garage for added convenience.

Located in the desirable community of Skyview Ranch, this home puts you close to everything. Just minutes from the bus stop and a short drive to the airport, CrossIron Mills, Stoney Trail, and Deerfoot Trail. The front of the home faces a quiet green space—great for dog walks or simply relaxing outdoors. With playgrounds, parks, schools, and shopping



nearby, this is a fantastic opportunity to own a move-in ready home in a well-connected neighbourhood.

Additional features include: low condo fees in a very well-managed condo, over 1,300 sqft of living space (one of the largest units in the complex), washer and dryer on lower level for convenience and comfort. Donâ€™t miss outâ€”book your showing today!

Built in 2011

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2217035      |
| Price          | \$409,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,304         |
| Acres          | 0.02          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 47 Skyview Ranch Gardens Ne |
| Subdivision | Skyview Ranch               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3N 0G1                     |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 2                        |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                                                                                    |
| Heating           | Forced Air                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Partial, Unfinished                                                                                                                                   |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, BBQ gas line, Playground |
| Lot Description   | Rectangular Lot                                     |
| Roof              | Asphalt Shingle                                     |
| Construction      | Brick, Vinyl Siding                                 |
| Foundation        | Poured Concrete                                     |

## Additional Information

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

## Listing Details

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

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