

# \$500,000 - 37 Skyview Ranch Manor Ne, Calgary

MLS® #A2261384

**\$500,000**

2 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

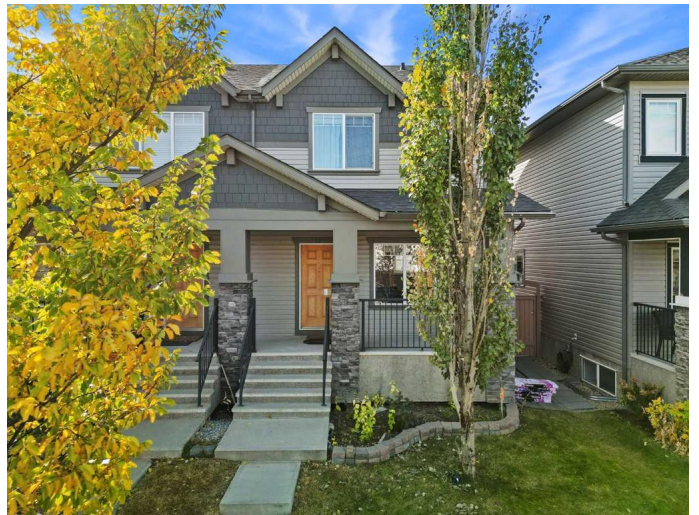
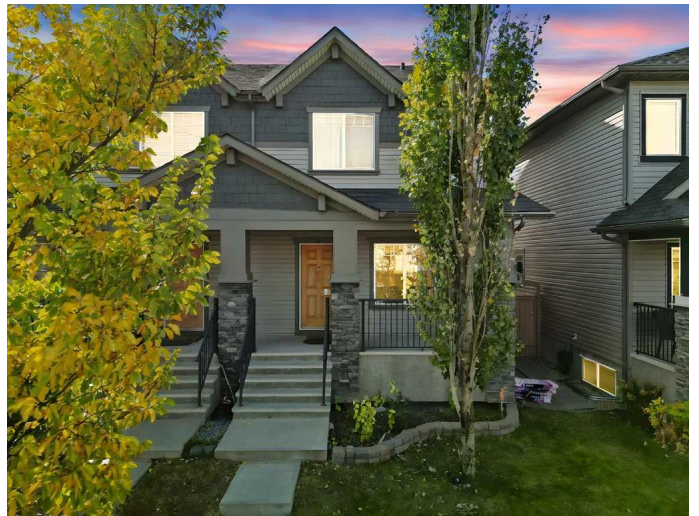
Upgraded Half-Duplex with Two Double Master Bedrooms, Double Garage & Prime Location!

This beautifully upgraded half-duplex combines style, function, and a fantastic location. Inside, the open-concept layout features soaring 9-foot ceilings and large windows that flood the home with natural light, creating a bright and welcoming atmosphere from the moment you walk in.

The kitchen has been thoughtfully enhanced with full-height cabinetry extending to the ceiling, providing extra storage and a modern, upscale feel. Upstairs, you'll find two spacious double master bedrooms, each with its own private ensuite featuring stone countertops and generous closet space—perfect for roommates, guests, or multi-generational living.

The unfinished basement offers excellent storage and a blank canvas for future development, whether you envision a home gym, entertainment area, or additional bedrooms. Outside, enjoy a fully fenced backyard ideal for pets, kids, or private outdoor living, plus a good-sized double attached garage for added convenience and secure parking.

Located just minutes from Calgary International Airport, CrossIron Mills, Costco,



and Goldâ€™s Gym, with easy access to Stoney Trail, this home is perfectly situated for commuters and those with active lifestyles. A wide array of nearby amenities makes daily living simple and enjoyable.

This move-in-ready property offers flexibility, comfort, and exceptional value. Book your private showing today and discover everything it has to offer!

Built in 2012

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2261384               |
| Price          | \$500,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,260                  |
| Acres          | 0.06                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 37 Skyview Ranch Manor Ne |
| Subdivision | Skyview Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N 0K7                   |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 2    |

|              |                                                                                        |
|--------------|----------------------------------------------------------------------------------------|
| Parking      | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street |
| # of Garages | 2                                                                                      |

## Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Stone Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                             |
| Heating           | Central, Natural Gas                                                                                                                  |
| Cooling           | None                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full                                                                                                                                  |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | None                                                                           |
| Lot Description   | Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Cedar, Stone, Stucco, Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 32                |
| Zoning         | R-G               |
| HOA Fees       | 84                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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