

# \$384,900 - 116 Skyview Ranch Road Ne, Calgary

MLS® #A2239301

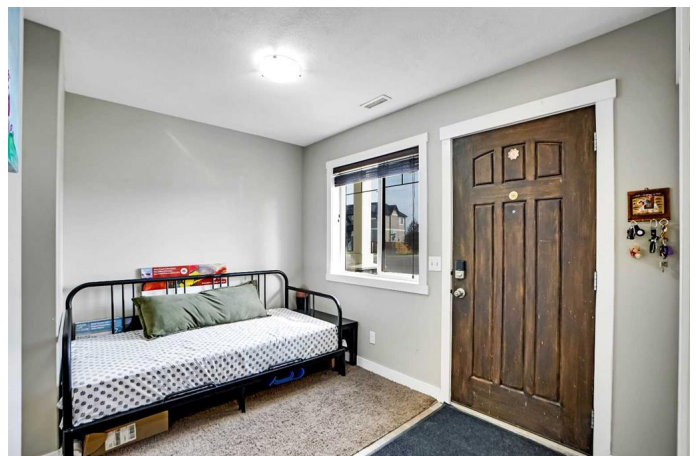
**\$384,900**

2 Bedroom, 3.00 Bathroom, 1,289 sqft

Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

Welcome to 116 Skyview Ranch Road NE, a perfect blend of modern comfort and convenience, making it an ideal choice for families and professionals alike. The main floor welcomes you with a functional 2-piece bathroom, a spacious foyer, and an attached single-car garage, along with a handy utility space for added storage. Moving to the upper first floor, you'll find an inviting open-concept layout featuring a dining area and a well-appointed kitchen equipped with essential appliances, including a dishwasher, electric stove, microwave hood fan, refrigerator, and washer/dryer. The kitchen also boasts laminate counters and a breakfast bar, perfect for casual meals, while the adjacent living room creates a cozy atmosphere with a charming fireplace. Large vinyl windows and stylish window coverings allow natural light to fill the space. The upper second floor is dedicated to relaxation and privacy, offering a spacious 4-piece bathroom, a luxurious 4-piece ensuite, and two generously sized bedrooms, including a primary bedroom for added comfort. A convenient laundry area completes this level, ensuring practicality for everyday living. Beyond the property, the Skyview Ranch community provides an exceptional lifestyle with nearby schools, shopping centers, parks, playgrounds, and a basketball court for outdoor activities. Excellent public transit options are also within easy reach, making commuting a breeze. This home is a perfect



combination of style, functionality, and a prime locationâ€”donâ€™t miss the opportunity to make it yours!

Built in 2010

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2239301      |
| Price          | \$384,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,289         |
| Acres          | 0.02          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 116 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N 0V3                   |

**Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                |
| Parking        | Single Garage Attached                           |
| # of Garages   | 1                                                |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, Open Floorplan, Vinyl Windows                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |

|                 |                                       |
|-----------------|---------------------------------------|
| Heating         | Fireplace(s), Forced Air, Natural Gas |
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Basement        | None                                  |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Basketball Court, Courtyard               |
| Lot Description   | Level, Street Lighting                    |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 12              |
| Zoning         | M-2             |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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