

# \$374,900 - 82 Skyview Ranch Avenue Ne, Calgary

MLS® #A2247130

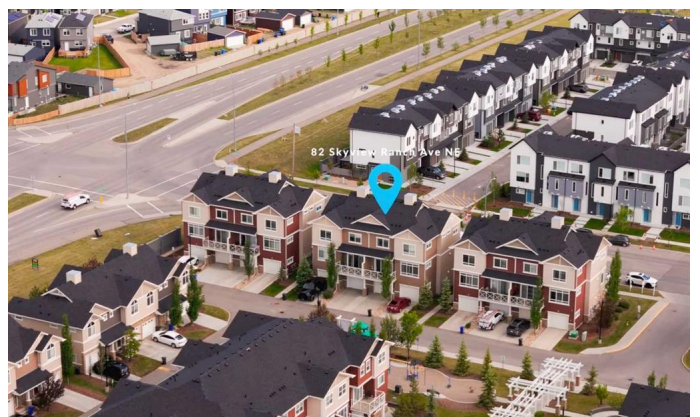
**\$374,900**

2 Bedroom, 3.00 Bathroom, 1,259 sqft

Residential on 0.03 Acres

Skyview Ranch, Calgary, Alberta

Open House: Aug 16: 1030am - 12pm & Aug 17th: 11:30am - 1:30 pm. \*Watch the video\* The SHOWSTOPPER you have been waiting for has arrived! Sleek, bright, & modern! Gorgeous Home! Get ready to fall in love! 2 BED + FLEX ROOM | 2.5 BATH | APPROX 1260 SQFT | SINGLE GARAGE + DRIVEWAY | UPGRADED HOME | OPEN FLOOR PLAN | PRIVATE BALCONY | A/C ROUGH IN | EXTRA STREET PARKING | EXCELLENT LOCATION. This home is about to leave you at a WOW! Upon entrance, you'll be welcomed by a spacious flex room which could perfectly be used to set up your work from home area or even for your gym/yoga room. The conveniently located half bath and access to the garage completes this level. Walking upstairs, you'll be left stunned by the open and bright floor plan featuring a spacious living room for your daily entertainment needs with an attached wide balcony overlooking the small playground - perfect for your morning tea/coffee. Adjacent to the living room is the dining area which could fit in an 6-seater easily. The stunning chef's kitchen featuring stylish quartz countertops, elegant backsplash, stainless appliances, white cabinets, and pendant lights. The third level features 2 spacious bedrooms including the primary bedroom with vaulted ceilings, dual closet doors, and its own ensuite. The spacious second bedroom (has extra space to set up a desk/chair along with a bed) has a shared bathroom just adjacent to it. The stacked



laundry with some added storage is just a bonus among many others. Recently serviced furnace! Situated close to shopping, amenities, and transit, this condo offers a perfect blend of modern comfort and unbeatable location. Minutes away from shopping, schools, restaurants, grocery stores, Calgary International Airport, Cross Iron Mall, and easy access to Deerfoot Trail and Stoney Trail. Come and make this beautiful townhouse a place you can call a home.

Built in 2016

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2247130      |
| Price          | \$374,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,259         |
| Acres          | 0.03          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 82 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 | Open Floorplan, Quartz Counters, Vaulted Ceiling(s)                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | Rough-In                                                                                                         |
| Basement          | None                                                                                                             |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line, Playground                |
| Lot Description   | Back Lane, Backs on to Park/Green Space |
| Roof              | Shingle                                 |
| Construction      | Vinyl Siding                            |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 7                |
| Zoning         | m-1              |
| HOA Fees Freq. | MON              |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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