

# \$405,000 - 73 Skyview Springs Circle Ne, Calgary

MLS® #A2253440

**\$405,000**

3 Bedroom, 3.00 Bathroom, 1,273 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

LISTEN UP HOUSE HUNTERS..

THIS CORNER UNIT TOWNHOUSE IN SKYVIEW SPRINGS JUST BECAME YOUR BEST-KEPT SECRET

Forget everything you think you know about "starter homes."

This 3-bedroom, 2.5-bathroom corner unit delivers almost 1,300 square feet of "I can't believe this is in my price range" living space.

HERE'S WHAT'S GOT ME FIRED UP:

Corner unit positioning means enhanced privacy and natural light flooding in from multiple directions. (Your morning coffee routine just got an upgrade.)

Double attached garage. In this price range?

That's practically unheard of. While your neighbors are scraping ice, you'll be backing out of your garage.

Modern open-concept main floor with soaring ceilings, gourmet kitchen with rich cherry cabinetry and stainless appliances, elegant hardwood flooring, and a master suite with walk-in shower.

BUT HERE'S THE REAL KICKER...

You're buying into Calgary's most family-focused community. Excellent schools, strategic location with quick highway access, major shopping nearby, mountain views, and parks where your kids can actually be kids.

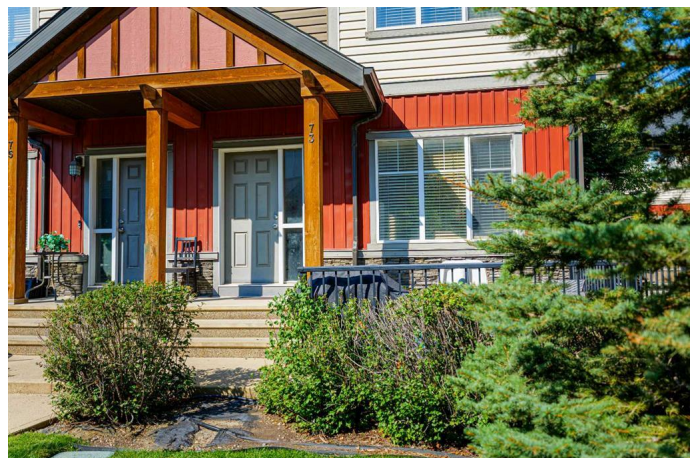
PERFECT FOR:

First-time buyers wanting move-in ready

quality. Young families needing space to grow.

Professionals wanting low-maintenance luxury.

Downsizers who won't compromise on style.



THE BOTTOM LINE...

Corner units with double garages in family-friendly communities don't stay available long.  
YOUR MOVE.

Built in 2012

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2253440      |
| Price          | \$405,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,273         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 73 Skyview Springs Circle Ne |
| Subdivision | Skyview Ranch                |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3N 0E6                      |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Visitor Parking                    |
| Parking Spaces | 2                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Open |
|-------------------|----------------------------------------------------------|

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
|              | Floorplan                                                                                      |
| Appliances   | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating      | High Efficiency, Forced Air                                                                    |
| Cooling      | None                                                                                           |
| Has Basement | Yes                                                                                            |
| Basement     | Partial, Unfinished                                                                            |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground               |
| Lot Description   | Front Yard, See Remarks  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 54                  |
| Zoning         | M-1                 |
| HOA Fees       | 79                  |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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