

# \$439,900 - 289 Skyview Ranch Road Ne, Calgary

MLS® #A2214706

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 3rd from 1:30 to 4pm. Welcome to the vibrant and family-friendly community of Skyview Ranch! This beautifully maintained townhome offers the perfect blend of comfort, style, and convenience. Featuring quality upgrades throughout—including rich hardwood floors, granite countertops, 9-foot ceilings, and an open-concept layout—this home is filled with natural light from large, well-placed windows. Step inside through your private entrance and you’re welcomed by a spacious foyer that includes a bright den or office space, perfect for working from home. There’s also a convenient mudroom with access to the attached double garage, making day-to-day living a breeze. The main living area boasts a modern kitchen with a functional island, sleek cabinetry, and big, bright windows. It flows effortlessly into the dining area and a generous living room, which leads out to a private balcony—ideal for morning coffee or evening relaxation. A stylish half bath completes this level. Upstairs, you’ll find three well-sized bedrooms, including a primary suite with a private ensuite bath, plus another full bathroom for the rest of the household. This home also features added privacy and sound protection, thanks to a brick firewall (party wall)—a detail that sets it apart in both quality and peace of mind. Located just steps from the number 145 Bus Stop for easy commuting and surrounded by fantastic schools such as Prairie Sky School and



Apostles of Jesus School. Youâ€™ll also enjoy quick access to local shopping, including nearby strip malls, and you're only a 10-minute drive to CrossIron Mills. Major roadways like Metis Trail and Stoney Trail are minutes away, making it easy to get wherever you need to go plus we still have the future greenline LRT coming up. This home truly has it allâ€”style, space, location, and value. Donâ€™t miss your chance to see itâ€”book your showing today!

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2214706      |
| Price          | \$439,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,464         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 289 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N 0L7                   |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 3                        |

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Parking      | Double Garage Attached, Heated Garage, Insulated, Off Street, Side By Side |
| # of Garages | 2                                                                          |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage      |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas, Central                                                                                        |
| Cooling           | Central Air                                                                                                             |
| Basement          | None                                                                                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |
| Zoning         | M-2              |
| HOA Fees       | 84               |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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