

# \$489,900 - 45 Skyview Springs Common Ne, Calgary

MLS® #A2242670

**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,181 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this beautiful PARK FACING SEMI-DETACHED home with NEW ROOF AND SIDING in the desirable community of Skyview Ranch in NE Calgary. This house has an open concept floor plan with lots of natural light throughout the house. The main floor features a huge kitchen with modern stainless steel appliances and lots of cabinets along with the pantry for additional storage. The main floor also has a huge living room ideal for entertainment or spending time with family and friends along with a two piece washroom. The upper floor boasts of two spacious master bedrooms with attached ensuite ideal for a family or a couple. Both the rooms have huge windows for abundant natural light during the day. The ROOF is brand new along with the siding and the house has been FRESHLY PAINTED along with newly installed carpet. The house also comes with a double detached garage at the back along with the deck and a big enough lot to enjoy your backyard. The basement is awaiting your personal touches and can accommodate your future development plans. All hail related damage has been fixed by an authorized contractor. Call your favourite realtor to book a showing.

Built in 2009

## Essential Information

MLS® #                      A2242670

Price                         \$489,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,181                  |
| Acres          | 0.06                   |
| Year Built     | 2009                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 45 Skyview Springs Common Ne |
| Subdivision | Skyview Ranch                |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3N 0A6                      |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | None                               |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer              |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | None, Unfinished                                                                       |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |

|              |                               |
|--------------|-------------------------------|
| Roof         | Asphalt Shingle               |
| Construction | Concrete, Stone, Vinyl Siding |
| Foundation   | Poured Concrete               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 60              |
| Zoning         | R-G             |
| HOA Fees       | 45              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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