

# \$474,900 - 71 Skyview Ranch Avenue Ne, Calgary

MLS® #A2260788

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,533 sqft  
Residential on 0.04 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this immaculate, extra clean 3-story corner unit townhouse featuring a double attached garage, 3 spacious bedrooms, and 2.5 bathrooms. Ideally located close to schools, playgrounds, public transit, shopping centers, and with easy access to major highways, this home offers both convenience and comfort.

## Main Level:

Step into a bright, welcoming foyer with a large walk-in closet and direct access to the double attached garage.

## Second Level:

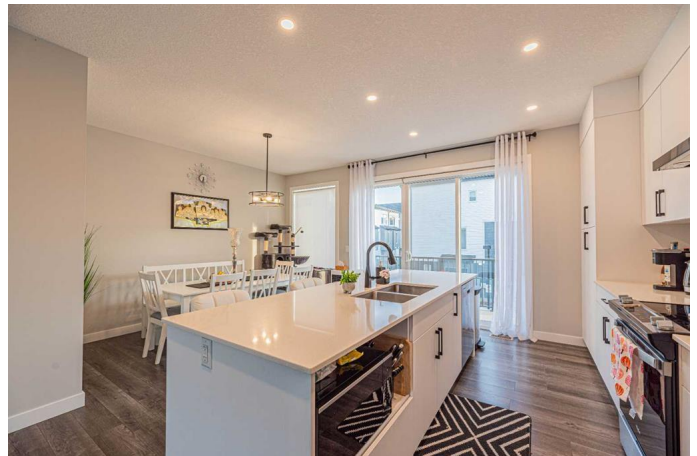
This level features a sunlit living room, a modern kitchen equipped with stainless steel appliances, a spacious kitchen island, quartz countertops, and a balcony – ideal for enjoying summer evenings. A cozy dining area provides the perfect spot for family meals, and a 2-piece bathroom adds convenience.

## Third Level:

Upstairs features a spacious primary bedroom with a private 3-piece ensuite, two additional bedrooms, a 4-piece main bathroom, and an upper-level laundry room for added ease.

Enjoy year-round comfort with central air conditioning – a must-have during hot summer days!

This property is a fantastic opportunity for



first-time buyers or young families looking for a move-in-ready home in a family-friendly neighbourhood.

?? Donâ€™t miss out â€“ schedule your private showing today! This property wonâ€™t last long!

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2260788      |
| Price          | \$474,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,533         |
| Acres          | 0.04          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 71 Skyview Ranch Avenue Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N 1Y8                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Storage                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | Central Air                                                                                                                      |
| Basement          | None                                                                                                                             |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony                                    |
| Lot Description   | Corner Lot                                 |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding, Wood Frame, Composite Siding |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 51                   |
| Zoning         | M-1                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | MaxWell Gold |
|----------------|--------------|

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