

\$499,900 - 301 Skyview Ranch Drive Ne, Calgary

MLS® #A2260835

\$499,900

3 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Modern Comfort in Family-Friendly Skyview Ranch – No Condo Fees!

Welcome to this bright and inviting semi-detached home in the heart of Skyview Ranch. With over 1,150 sq. ft. above grade, this residence combines thoughtful design with everyday convenience. The main floor features an open layout that flows seamlessly between the living, dining, and kitchen areas, creating the perfect space for both entertaining and day-to-day living. Large windows fill the home with natural light, highlighting the stylish finishes and adding to the home's welcoming feel. A convenient powder room and ample storage further enhance the functionality.

Upstairs, you'll find three bedrooms, including a generous primary retreat with a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide space for family, guests, or a home office.

Recent upgrades bring added peace of mind and a fresh, move-in ready feel, including a newer roof (2024), newer hot water tank (2024), and a fully repainted interior. Outdoors, the freshly painted deck (2025) creates the perfect backdrop for summer gatherings in your private, fenced backyard. A double detached garage offers secure parking and extra storage.



Set on a quiet street, this home is just minutes from neighbourhood playgrounds, Prairie Sky School (K-9), Apostles of Jesus School, and green spaces like Skyview Ranch Park. Everyday essentials are nearby at Sky Pointe Market, with easy access to MÃ©tis Trail, Country Hills Boulevard, and Stoney Trail for quick commutes across the city. The Vivo Rec Centre and CrossIron Mills are also a short drive away, adding to the lifestyle appeal.

This is a rare opportunity to own a well-kept, freshly updated home with no condo fees in a vibrant, family-oriented community.

Built in 2009

Essential Information

MLS® #	A2260835
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,152
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	301 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0E1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	51
Zoning	R-2
HOA Fees	85
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.