

# \$525,000 - 269 Skyview Ranch Drive Ne, Calgary

MLS® #A2224697

**\$525,000**

3 Bedroom, 4.00 Bathroom, 1,147 sqft

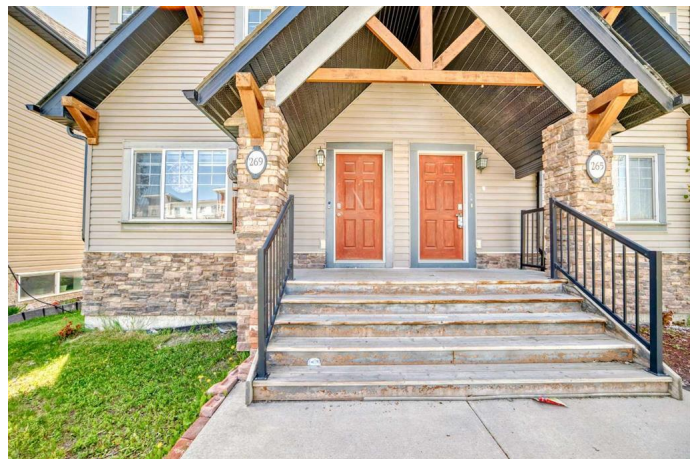
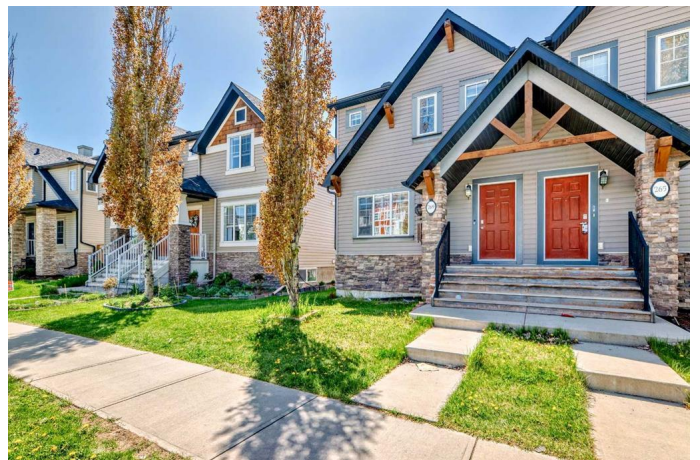
Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Best Value in Skyview Ranch â€“ No Condo Fees! Welcome to this beautiful semi-detached home located in the heart of Skyview Ranch, offering a total developed living space of 1,592.7 sq ft. This well-maintained property features a bright and open main floor with a spacious living room, a modern kitchen with a central island and pantry, and a convenient powder room for easy access. Upstairs, you'll find two large bedrooms, EACH WITH ITS OWN PRIVATE BATHROOM AND WALK-IN CLOSET, providing the perfect setup for comfort and privacy. The fully finished basement features a THIRD BEDROOM AND A FULL BATHROOM, adding valuable living space. It also includes a versatile family room and a utility room WITH NEW WASHING MACHINE (replaced last December 2024). Enjoy outdoor living in your fenced backyard with a large private deck, ideal for entertaining or relaxing. A double detached garage provides ample parking and storage. Located just steps from shopping, playgrounds, and with easy access to Country Hills Blvd, MÃ©tis Trail, and Stoney Trail, this home offers both convenience and community. Don't miss the opportunity of owning this gorgeous property--book your showing appointment now!

Built in 2009

## Essential Information



MLS® #	A2224697
Price	\$525,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,147
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	269 Skyview Ranch Drive Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0E1

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	78
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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