

# \$404,900 - 53 Skyview Ranch Manor Ne, Calgary

MLS® #A2213798

**\$404,900**

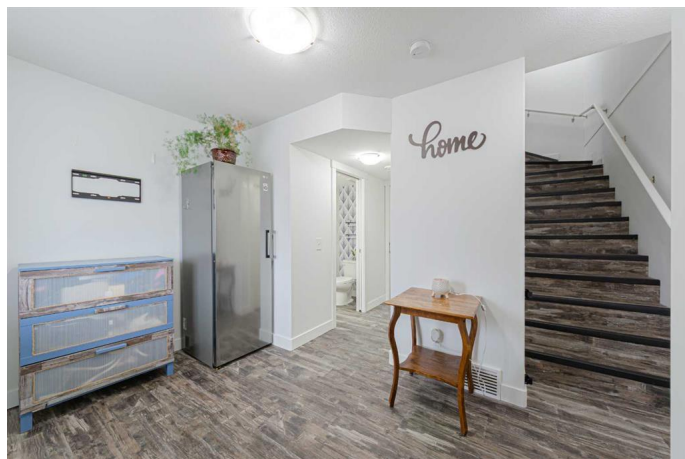
2 Bedroom, 3.00 Bathroom, 1,259 sqft

Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

Welcome to Skyview Ranch! This impeccably maintained 3-storey townhouse offers over 1,200 sq. ft. of stylish and comfortable living space, featuring 2 spacious bedrooms, 2.5 baths, and the convenience of a single attached garage with an extended driveway for additional parking. Step inside to a bright and welcoming foyer, beautifully finished with durable vinyl flooring that extends throughout the main level. The open-concept layout seamlessly connects the living room, dining area, and modern kitchen—perfect for both relaxation and entertaining. The kitchen is a standout, boasting sleek wood cabinetry, granite countertops, a large island with breakfast bar seating, and stainless-steel appliances. Upstairs, you’ll find two generously sized bedrooms, including a stunning primary suite with vaulted ceilings, double closets, and a private 3-piece ensuite. A second full bath and an upper-floor laundry area add extra convenience. Step out onto the balcony—an ideal space for enjoying summer evenings. Nestled on a quiet street in a desirable neighborhood, this home is just minutes from playgrounds, daycares, shopping, and essential amenities. Plus, with quick access to Stoney Trail, commuting and city exploration are effortless. Don’t miss out on this exceptional opportunity—schedule your private viewing today!

Built in 2014



## Essential Information

MLS® #	A2213798
Price	\$404,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.02
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	53 Skyview Ranch Manor Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0R6

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
-------------------	---------

Lot Description	Back Lane, Few Trees
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	19
Zoning	M-1
HOA Fees	75
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.