

# \$439,000 - 154 Skyview Springs Manor Ne, Calgary

MLS® #A2227717

**\$439,000**

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

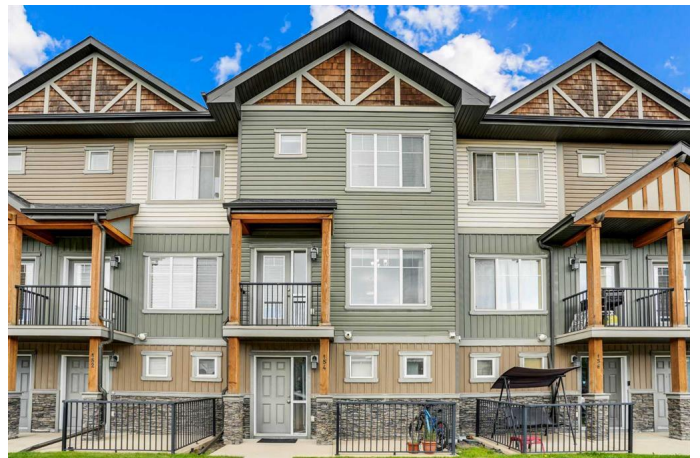
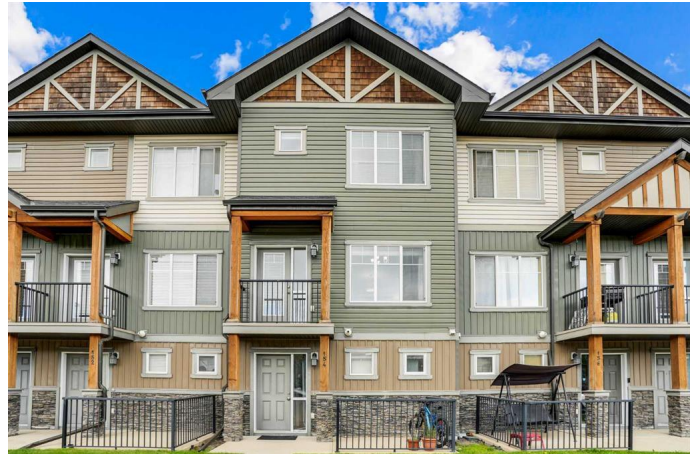
Welcome to a home that blends everyday convenience with thoughtful design. This 3-bedroom, 2.5-bath townhome offers bright, functional living across three well-laid-out levels—with a double attached garage, natural light throughout, and a flexible bonus space on the entry level.

Step inside to find a tiled foyer, a full laundry room, a dedicated furnace/mechanical room, and a versatile flex space currently set up as a home gym—great for workouts, storage, or a hobby room.

On the main floor, sunlight pours into the open-concept layout. A spacious living room at the front of the home leads out to a private balcony, perfect for sipping coffee or catching some fresh air. The adjoining kitchen and dining area feature stainless steel appliances, a central island with seating, full-height cabinetry, and a dedicated pantry wall. A convenient 2-piece bathroom completes this level—ideal for guests.

Upstairs, all three bedrooms are generously sized. The primary suite includes a double closet and private 3-piece ensuite with a walk-in shower, while the other two bedrooms share a full 4-piece bathroom with a tub/shower combo.

This home is located in the amenity-rich community of Skyview Ranch, with everything



you need just minutes from your door. You're walking distance to schools like Prairie Sky School (K-9) and Apostles of Jesus School, as well as local playgrounds and green spaces. Daily errands are easy with SkyPointe Landing, Chalo! FreshCo, Shoppers Drug Mart, Tim Hortons, and Shell all nearby.

Want to grab takeout or dine out? You're close to local favourites like Spice Room, Tandoori Grill, Subway, and Ricky's All Day Grill. For more retail therapy or weekend errands, CrossIron Mills and Country Hills Town Centre are just a short drive away.

Plus, with quick access to Stoney Trail, Deerfoot Trail, and Airport Trail, commuting across Calgary or catching a flight from YYC is a breeze.

Built in 2011

### Essential Information

MLS® #	A2227717
Price	\$439,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	154 Skyview Springs Manor Ne
Subdivision	Skyview Ranch

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0A7

### Amenities

Amenities	Gazebo
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, No Animal Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt/Gravel
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 25th, 2025
Days on Market	81
Zoning	M-1
HOA Fees	84
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.