

# \$514,999 - 45 Skyview Springs Common Ne, Calgary

MLS® #A2242670

**\$514,999**

2 Bedroom, 3.00 Bathroom, 1,181 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

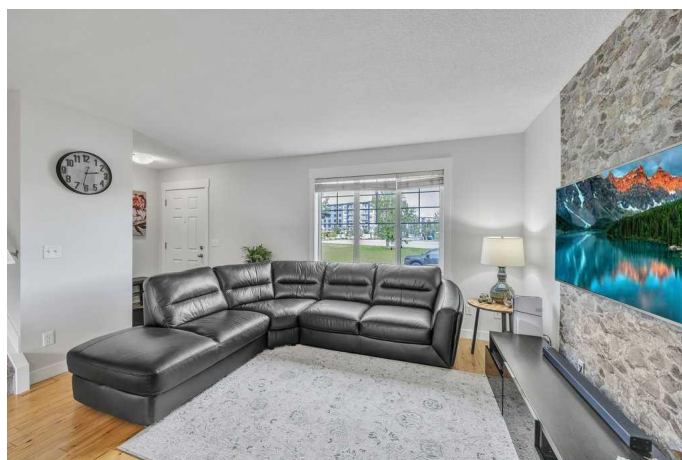
Welcome to this beautiful PARK FACING SEMI-DETACHED home with NEW ROOF AND SIDING in the desirable community of Skyview Ranch in NE Calgary. This house has an open concept floor plan with lots of natural light throughout the house. The main floor features a huge kitchen with modern stainless steel appliances and lots of cabinets along with the pantry for additional storage. The main floor also has a huge living room ideal for entertainment or spending time with family and friends along with a two piece washroom. The upper floor boasts of two spacious master bedrooms with attached ensuite ideal for a family or a couple. Both the rooms have huge windows for abundant natural light during the day. The ROOF is brand new along with the siding and the house has been FRESHLY PAINTED along with newly installed carpet. The house also comes with a double detached garage at the back along with the deck and a big enough lot to enjoy your backyard. The basement is awaiting your personal touches and can accommodate your future development plans. All hail related damage has been fixed by an authorized contractor. Call your favourite realtor to book a showing.

Built in 2009

## Essential Information

MLS® # A2242670

Price \$514,999



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,181
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	45 Skyview Springs Common Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0A6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard

Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	45
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	PREP 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.