

# \$424,900 - 166 Skyview Ranch Road Ne, Calgary

MLS® #A2196694

**\$424,900**

2 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Time for an upgrade? Step into elegance with this striking three-story townhome, featuring 2 bedrooms, 2.5 bathrooms, with an attached garage. The main level welcomes you with soaring 9-foot ceilings, rich dark laminate flooring, and expansive windows that flood the space with natural light. At the heart of this level lies a modern kitchen, equipped with stainless steel appliances, upgraded cabinetry, and a sleek breakfast bar that overlooks a large dining area, opening to a sunny south facing balcony—perfect for morning coffee or evening relaxation. The spacious living room offers tons of natural light and is a great entertaining area.

Ascend to the upper level, where the south-facing master bedroom awaits, a serene retreat with vaulted ceilings, dual closets, and a picturesque park view. Its luxurious 4-piece ensuite elevates the experience, while a generously sized second bedroom, another 4-piece bathroom, and a convenient laundry area complete this floor. Downstairs, the ground level offers a versatile flex space—ideal as an office or workout room—along with a 2-piece powder room and direct access to the attached garage for added convenience.

Nestled across from a sprawling community park that attaches to several schools, this home is just steps from shopping and city transit, with swift connections to major routes like Metis and Stoney Trail. Blending contemporary style with an unbeatable



location, this townhome is a rare find for those seeking comfort and convenience in equal measure.

Built in 2010

### **Essential Information**

MLS® #	A2196694
Price	\$424,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	166 Skyview Ranch Road Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0G3

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Garage Control(s), Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	77
Zoning	M-2

## Listing Details

Listing Office	CIR Realty
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