

# \$399,000 - 31 Skyview Ranch Gardens Ne, Calgary

MLS® #A2225527

**\$399,000**

2 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.02 Acres

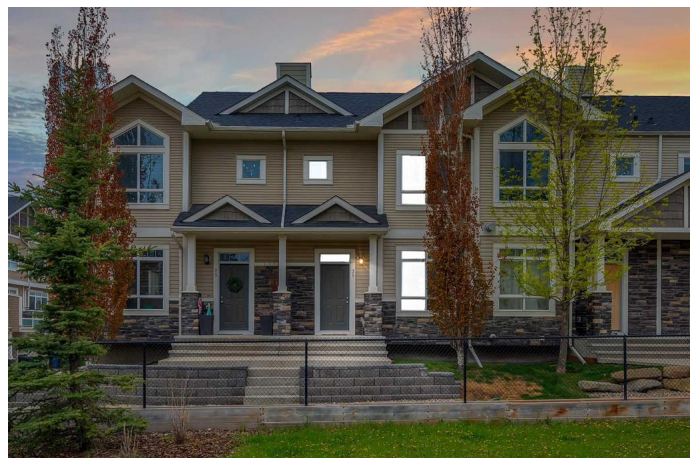
Skyview Ranch, Calgary, Alberta

Nestled in the heart of Calgary's vibrant Skyview Ranch community, this beautifully maintained townhome offers the perfect blend of style, space, and comfort. Facing a tranquil greenbelt with walking paths, this home enjoys a peaceful setting while being just minutes from everything you need—including parks, schools, shops, restaurants, public transit, CrossIron Mills, and major routes like Stoney Trail and Deerfoot Trail.

Spanning over 1,300 sqft, this spacious home features a highly desirable double master bedroom layout, each with its own ensuite bathroom and generous closet space—ideal for families, roommates, or guests. One of the bedrooms even offers a walk-in closet and room for a home office setup.

Step inside to a bright and airy open-concept main floor with 9-foot ceilings and beautiful dark maple hardwood flooring throughout. The inviting living room is warmed by a cozy gas fireplace, flanked by smart built-in media cabinetry—perfect for relaxing evenings. Adjacent is a generous dining area and a stylish, well-appointed kitchen, complete with granite countertops, stainless steel appliances, ample cabinetry, and a large breakfast bar island.

A convenient 2-piece powder room and main floor laundry add to the smart layout, while the west-facing balcony is ideal for summer BBQs



with gas and water hookups, offering a private outdoor retreat to enjoy evening sunsets.

On the lower level, you'll find a versatile flex space perfect for a home office, gym, or mudroom, along with access to a heated double attached garage that includes water service. The basement also offers future development potential to suit your needs.

This is a rare opportunity to own a stylish and well-kept home in a growing, well-connected community. Whether youâ€™re a first-time buyer, investor, or downsizing, this home delivers exceptional value. Donâ€™t miss outâ€”schedule your private showing today!

Built in 2011

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2225527      |
| Price          | \$399,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,334         |
| Acres          | 0.02          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 31 Skyview Ranch Gardens Ne |
| Subdivision | Skyview Ranch               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |

|             |         |
|-------------|---------|
| Postal Code | T3N 0G1 |
|-------------|---------|

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer                                |
| Heating           | Forced Air, Fireplace(s)                                                                                                      |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Gas                                                                                                                           |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                              |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony                                               |
| Lot Description   | Back Lane, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Brick, Vinyl Siding                                   |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 32             |
| Zoning         | M-2            |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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