

# \$475,000 - 202, 95 Skyview Close Ne, Calgary

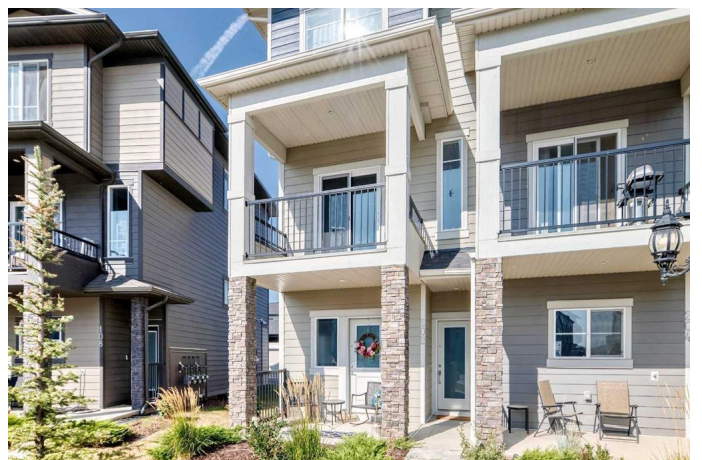
MLS® #A2258967

**\$475,000**

3 Bedroom, 4.00 Bathroom, 1,761 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

RARE GEM IN THE MARKET CORNER/END UNIT WITH LOT OF UPGRADED FEATURES. If you are working from home or need a room for elderly parent, this property has solution for you with a flex room with a separate entrance, window and a washroom on the main floor. Two way access from main entrance and back entrance from double car garage. Enjoy coffee with family and friends on the lower front porch or enjoy the weather and beautiful view from the privacy of the upper balcony with family/friends. Designed with an excellent layout at an amazing location. Upper floor with spacious living room, kitchen with BIG QUARTZ COUNTERTOP and lots of cabinets for all your storage needs. Stainless steel appliances with CENTRAL AIR CONDITIONING RARE TO FIND IN THESE UNITS. 3 Large bedrooms, 3 and half washroom also with quartz countertops, separate his & her walk in closets in master bedroom, laundry room on top floor with UPGRADED WASHER/DRYER. Enough space for family, guests and if needed use flex room as office space. 9' Ceiling on first and second floors. Hardie board siding on the exterior for best weather protection. Walking distance to nearby UPCOMING DASHMESH GURUDWARA PLANNED COUPLE OF BLOCKS FROM MCDONALDS, shopping and restaurants, easy access to stoney trail, schools, walking paths and parks nearby. THERE IS A LOT TO EXPLORE! DON'T MISS THE OPPORTUNITY OF OWING THIS



WONDERFULLY MAINTAINED PROPERTY  
AT AMAZING PRICE. BOOK YOUR  
SHOWING TODAY.

Built in 2020

### Essential Information

MLS® #	A2258967
Price	\$475,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,761
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	202, 95 Skyview Close Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1X2

### Amenities

Amenities	Other, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

### **Exterior**

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

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	51
Zoning	M-2

### **Listing Details**

Listing Office	GoTopLevel
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