

# \$374,900 - 82 Skyview Ranch Avenue Ne, Calgary

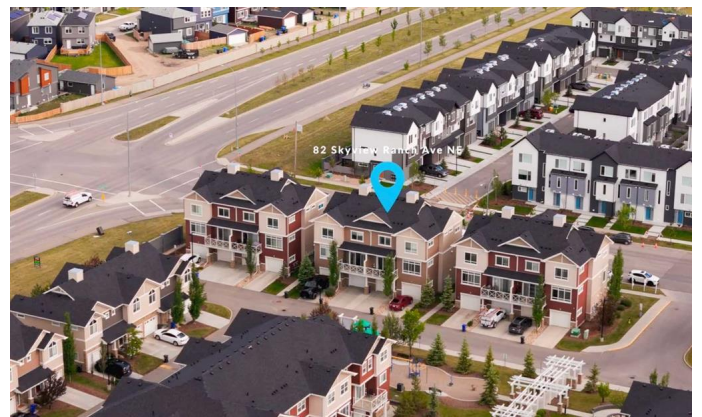
MLS® #A2247130

**\$374,900**

2 Bedroom, 3.00 Bathroom, 1,259 sqft  
Residential on 0.03 Acres

Skyview Ranch, Calgary, Alberta

Open House: Aug 16: 1030am - 12pm & Aug 17th: 11:30am - 1:30 pm. \*Watch the video\*  
The SHOWSTOPPER you have been waiting for has arrived! Sleek, bright, & modern!  
Gorgeous Home! Get ready to fall in love! 2 BED + FLEX ROOM | 2.5 BATH | APPROX 1260 SQFT | SINGLE GARAGE + DRIVEWAY | UPGRADED HOME | BRAND NEW REFRIGERATOR | OPEN FLOOR PLAN | PRIVATE BALCONY | A/C ROUGH IN | EXTRA STREET PARKING | EXCELLENT LOCATION. This home is about to leave you at a WOW! Upon entrance, you'll be welcomed by a spacious flex room which could perfectly be used to set up your work from home area or even for your gym/yoga room. The conveniently located half bath and access to the garage completes this level. Walking upstairs, you'll be left stunned by the open and bright floor plan featuring a spacious living room for your daily entertainment needs with an attached wide balcony overlooking the small playground - perfect for your morning tea/coffee. Adjacent to the living room is the dining area which could fit in a 6-seater easily. The stunning chef's kitchen featuring stylish quartz countertops, elegant backsplash, stainless appliances, white cabinets, and pendant lights. The third level features 2 spacious bedrooms including the primary bedroom with vaulted ceilings, dual closet doors, and its own ensuite. The spacious second bedroom (has extra space to set up a desk/chair along with a bed) has a shared



bathroom just adjacent to it. The stacked laundry with some added storage is just a bonus among many others. Recently serviced furnace! Situated close to shopping, amenities, and transit, this condo offers a perfect blend of modern comfort and unbeatable location. Minutes away from shopping, schools, restaurants, grocery stores, Calgary International Airport, Cross Iron Mall, and easy access to Deerfoot Trail and Stoney Trail. Come and make this beautiful townhouse a place you can call a home.

Built in 2016

### **Essential Information**

MLS® #	A2247130
Price	\$374,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.03
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	82 Skyview Ranch Avenue Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0R8

### **Amenities**

Amenities	Playground, Visitor Parking
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Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Open Floorplan, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Playground
Lot Description	Back Lane, Backs on to Park/Green Space
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	15
Zoning	m-1
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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