

# \$449,999 - 423 Skyview Ranch Circle Ne, Calgary

MLS® #A2227495

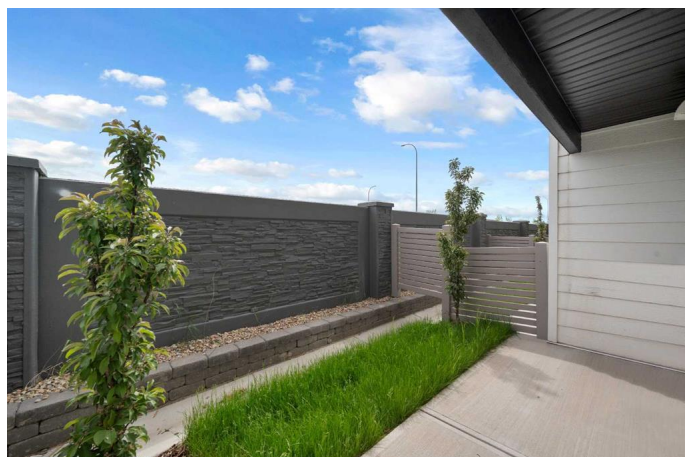
**\$449,999**

3 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.03 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this stunning townhome in the highly sought-after community of Skyview Ranch. WEST-facing and WITH NO REAR NEIGHBOURS, this home offers extra privacy and an abundance of natural light throughout the day! This charming three-bedroom townhome seamlessly combines modern living with functional elegance. WALKING DISTANCE TO SCHOOLS AND PARKS, itâ€™s a perfect option for families, first-time buyers, or investors. Upon entry, the ground level welcomes you with a SPACIOUS TANDEM GARAGE, providing ample room for TWO VEHICLES plus additional storage. From this level, you also have access to your own PRIVATE FENCED BACKYARDâ€™a rare feature in townhome living, perfect for relaxing, or letting the kids play. As you make your way up to the second floor, you'll find a living space thoughtfully designed for comfort and convenience. The main living area features an open floor plan, 9' ceilings, blind window coverings, and luxury vinyl flooring. The kitchen is both stylish and practical, equipped with a sleek island and quartz countertops. The open-concept layout connects the kitchen to a spacious living and dining area, which extends onto a BALCONY WITH A GAS BBQ LINEâ€™ideal for entertaining or unwinding outdoors. Adjacent to the kitchen, a convenient two-piece bathroom and storage closet add extra functionality. The third floor offers a well-appointed primary bedroom with a four-piece ensuite and generous closet space.



Two additional bedrooms, a full bathroom, and stacked laundry complete the upper levelâ€”perfect for growing families, guests, or setting up a home office. This home also features energy-efficient upgrades including a Quiet Wall system, HRV heat recovery ventilation, on-demand hot water tank, and an IBC Air Handler. The composite siding ensures durability in Calgaryâ€™s ever-changing weather conditions. Located within WALKING distance of the future LRT station, bus stops, PRAIRIE SKY SCHOOL, APOSTLE OF JESUS SCHOOL, grocery stores, Dollarama, banks, parks, and moreâ€”with easy access to Stoney Trail and the airportâ€”this townhome offers the perfect blend of style, functionality, and convenience.

Built in 2022

**Essential Information**

MLS® #	A2227495
Price	\$449,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,310
Acres	0.03
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	423 Skyview Ranch Circle Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3N 1Y8

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	11
Zoning	M-1

### Listing Details

Listing Office	CIR Realty
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