

# \$365,000 - 58 Skyview Ranch Gardens Ne, Calgary

MLS® #A2231799

**\$365,000**

2 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.03 Acres

Skyview Ranch, Calgary, Alberta

Welcome to Your New Home in Skyview Ranch – Where Comfort Meets Convenience. Nestled in the family-friendly community of Skyview Ranch, this upgraded corner unit isn't just a house; it's a lifestyle choice! Think of it as the Swiss Army knife of living spaces – versatile, stylish, and sure to impress your in-laws. Step inside to a tastefully decorated open-concept layout on the second floor, filled with natural light and laminate flooring that keeps your family game nights from turning into slip-and-slide competitions. Cozy up to the natural gas fireplace, surrounded by built-in shelving for your collection of questionable figurines. The kitchen is a culinary dream! With stainless steel appliances, a microwave hood fan, and an oversized breakfast bar, you'll be whipping up gourmet meals that even Gordon Ramsay would admire. And for the grill masters, the large south-facing deck, overlooking the playground, is your new BBQ paradise with a natural gas hookup. On the third floor, the master bedroom is a serene sanctuary with a 5-piece ensuite and his and her closets (because sharing isn't always caring). Plus, there's a convenient laundry room to avoid those dreaded laundry-hauling trips. With a second bedroom, an office space, and a 2-piece bathroom, this unit truly has it all! Skyview Ranch Gardens is close to major highways and within walking distance to transit, cafes, restaurants, parks, schools, and shopping. Why wait? Embrace the chance to



call this charming corner unit your home,  
where comfort meets convenience, and  
laughter is always welcome!

Built in 2010

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2231799      |
| Price          | \$365,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,403         |
| Acres          | 0.03          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 58 Skyview Ranch Gardens Ne |
| Subdivision | Skyview Ranch               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3N 0G2                     |

### **Amenities**

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

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Vaulted Ceiling(s)                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|          |            |
|----------|------------|
| Heating  | Forced Air |
| Cooling  | None       |
| Basement | None       |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground         |
| Lot Description   | Corner Lot, See Remarks                   |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Vinyl Siding, Wood Frame, Brick |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 75               |
| Zoning         | M-2              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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