

\$450,000 - 343 Skyview Ranch Circle Ne, Calgary

MLS® #A2211426

\$450,000

3 Bedroom, 3.00 Bathroom, 1,222 sqft
Residential on 0.03 Acres

Skyview Ranch, Calgary, Alberta

This bright and functional 3-level townhouse has everything you need—space, smart layout, and a peaceful pond right out back.

On the main floor, you'll find a roomy tandem garage (over 35 feet deep!), perfect for two vehicles or giving you that extra storage or workshop space. There's also a compact foyer and utility room, keeping things neat and practical right from the start.

Head up to the second level where daily life happens. You've got an open-concept kitchen, dining, and living area that's full of natural light, plus a 2-piece powder room and a spacious balcony overlooking the pond—ideal for your morning coffee or evening chill sessions.

Upstairs on the third level, there's room for everyone with three bedrooms, including a primary suite with its own ensuite, two more bedrooms that are perfect for kids, guests, or even a home office, a second full bathroom, and laundry right where you need it.

With over 1,200 sq ft of above-grade living space, this townhouse packs in functionality without feeling crowded. And backing onto the pond? That's the kind of bonus you don't come across every day.

Great for first-time buyers, small families, or anyone looking for low-maintenance living in a



peaceful setting with quick access to parks, shopping, and commuter routes.

Built in 2023

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2211426 |
| Price | \$450,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,222 |
| Acres | 0.03 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 343 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, Tandem |
| # of Garages | 2 |
| Waterfront | Pond, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Tankless Hot Water |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, |

| | |
|----------|--|
| | Washer/Dryer Stacked, Window Coverings |
| Heating | Natural Gas, Central, Floor Furnace |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Backs on to Park/Green Space, Rectangular Lot, Street Lighting, Views, Creek/River/Stream/Pond, Paved |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Composite Siding, Silent Floor Joists |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 17 |
| Zoning | M-1 |
| HOA Fees | 298 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Regent Pointe Realty |
|----------------|----------------------|

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