

# \$374,900 - 208 Skyview Ranch Circle Ne, Calgary

MLS® #A2236087

**\$374,900**

2 Bedroom, 3.00 Bathroom, 961 sqft

Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

Price Reduced - incredible value you don't want to miss! OPEN HOUSE Saturday, July 12 from 11:00 am to 4:00 pm. Welcome to this exquisite townhome in the vibrant community of Skyview Ranch – perfect for first-time buyers or savvy investors. This beautiful residence offers 2 spacious bedrooms, 2.5 bathrooms, and a convenient single attached garage with an extra parking pad out front. Thoughtfully designed, the main level features an open-concept layout adorned with sophisticated finishes, including quartz counters, modern stainless-steel appliances, and ample cabinetry – a true culinary haven for any home chef.

This home also boasts over \$10,000 in premium upgrades, including a gas range, a walk-in shower in the ensuite, tile flooring in all washrooms, a refrigerator with water dispenser, central A/C, and a humidifier – enhancing both comfort and value.

Upstairs, you'll find two generous bedrooms, including a primary suite complete with its own private ensuite, offering both comfort and privacy. This low-maintenance complex provides a turn-key lifestyle, with condo fees covering exterior maintenance, snow removal, and landscaping, allowing you to simply enjoy life.

Skyview Ranch is a welcoming, family-friendly neighborhood known for its extensive parks, walking paths, and green spaces including nearby ponds and Prairie Sky Park - perfect for maintaining an active lifestyle. You'll enjoy



quick access to major routes like Stoney Trail and Deerfoot Trail, making commuting a breeze, and the community is just minutes from Calgary International Airport.

All essential amenities are within easy reach: shopping, dining, fitness centers, medical services, and excellent schools such as Prairie Sky School (K-9), Saddle Ridge School (K-4), Peter Lougheed School (5-9), and Nelson Mandela High School.

Thoughtfully upgraded and meticulously maintained, this home is truly value priced to sell – especially given the high-end features included.

Don't miss your chance to experience contemporary living in a dynamic and growing community. Please check out the virtual tours and contact me for a private viewing today! Please note: while the permits date to 2021, construction was completed in 2023, when the current owners moved in and began enjoying this beautiful new home.

Built in 2021

**Essential Information**

MLS® #	A2236087
Price	\$374,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	961
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	208 Skyview Ranch Circle Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1Y8

### Amenities

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

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Recessed Lighting, Tankless Hot Water
Appliances	Dishwasher, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Range, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Basement	None

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Masonite
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	8
Zoning	M-1
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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