

# \$540,000 - 96 Skyview Parade Ne, Calgary

MLS® #A2256254

**\$540,000**

4 Bedroom, 4.00 Bathroom, 1,542 sqft

Residential on 0.07 Acres

Skyview Ranch, Calgary, Alberta

Open house: Saturday and Sunday, 12-3 PM.

Welcome to 96 Skyview Parade NE—an air-conditioned, end-unit townhome in one of Calgary’s fastest-growing communities.

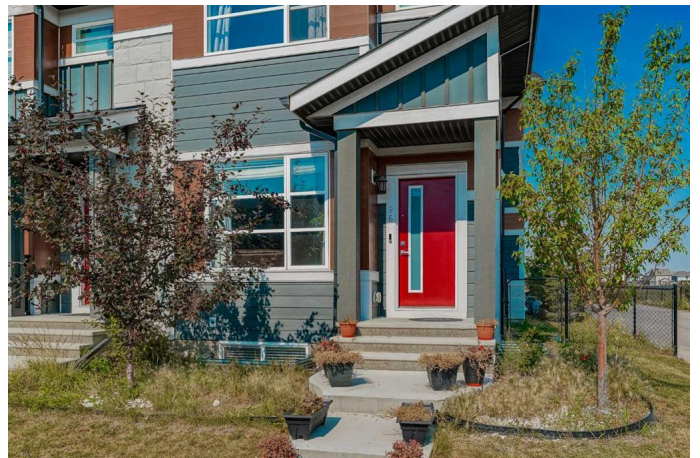
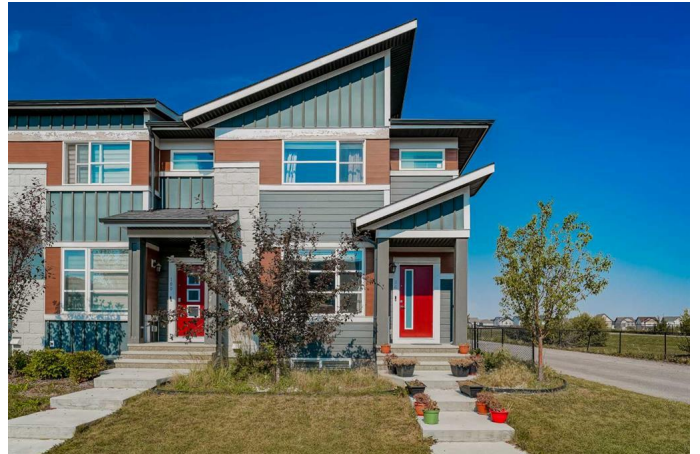
Inside, 9’ ceilings and an open concept make entertaining effortless. The kitchen impresses with stainless steel appliances, white subway tile backsplash, quartz countertops & island, extended cabinetry, a window over the sink, and upgraded laminate flooring. A handy homework/office nook, rear mud room, and a 2-pc powder room complete the main floor.

Upstairs offers three generous bedrooms and two full baths, including a comfortable primary suite with 3-pc ensuite and walk-in closet. You’ll love the convenience of the oversized 2nd-floor laundry (washer/dryer included).

The builder-finished basement adds real versatility with a big recreation room and wet bar, a fourth bedroom, a full bathroom, and useful storage—great for guests, teens, or game nights.

Outside, enjoy the covered front porch, fenced yard, and a double detached garage (with a concrete walkway off the rear deck).

Thoughtful touches throughout include modern baseboards/doors/trim, upgraded lighting, and a high-efficiency furnace & hot-water tank. I of this in a walkable location close to parks,



pathways, schools, shopping, restaurants, transit, and quick connections via Stoney & Deerfootâ€”minutes to YYC.

Move-in ready, low-maintenance, and high on lifestyleâ€”this is Skyview living done right.

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2256254      |
| Price          | \$540,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,542         |
| Acres          | 0.07          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 96 Skyview Parade Ne |
| Subdivision | Skyview Ranch        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3N 0H1              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Other, Park, Playground |
| Parking Spaces | 4                       |
| Parking        | Double Garage Detached  |
| # of Garages   | 2                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)                |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Lighting, Other  |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Standard Shaped Lot, Street Lighting, Cleared |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board, Composite Siding, Concrete, Other  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 1                    |
| Zoning         | M-G                  |
| HOA Fees       | 79                   |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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