

# \$514,900 - 306 Skyview Ranch Road Ne, Calgary

MLS® #A2228221

**\$514,900**

2 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.07 Acres

Skyview Ranch, Calgary, Alberta

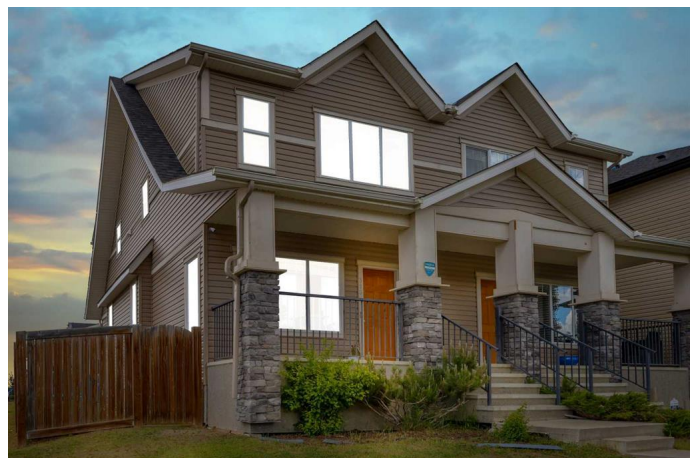
Sitting on a prime corner lot in the heart of Skyview Ranch, this stylish 2 bedroom, 2.5 bathroom duplex offers the perfect blend of functionality and charm. With natural light pouring through the extra windows, the main floor boasts an airy open-concept layout featuring a bright living room, a chef-inspired kitchen with a central island, stainless steel appliances, and loads of cabinet space—all flowing into the spacious dining and great room. A thoughtfully designed mudroom at the back entry and a convenient half bath complete the main level. Upstairs, you'll find two generously sized primary bedrooms, each with its own walk-in closet and spa-like ensuite, along with upstairs laundry for added ease. The unfinished basement offers room to grow, whether you're planning a home gym, office, or guest suite. Outside, enjoy a sunny south-facing porch, a fully fenced backyard, and a double detached garage with back lane access. Located in one of Calgary's fastest-growing communities, Skyview Ranch offers quick access to Stoney Trail, Country Hills Blvd, and the airport, along with nearby schools, parks, shopping, and public transit—making it an ideal spot for families, professionals, and investors alike.

Built in 2011

## Essential Information

MLS® #

A2228221



|                |                        |
|----------------|------------------------|
| Price          | \$514,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,301                  |
| Acres          | 0.07                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 306 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N 0K9                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                 |
| Heating           | Forced Air                                                                                                                    |
| Cooling           | None                                                                                                                          |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                              |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Lot Description | Back Lane, Corner Lot, Garden, Landscaped, Lawn |
| Roof            | Asphalt Shingle                                 |
| Construction    | Stone, Vinyl Siding, Wood Frame, Cedar          |
| Foundation      | Poured Concrete                                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 12             |
| Zoning         | R-G            |
| HOA Fees       | 79             |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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