

# \$549,750 - 273 Skyview Ranch Way Ne, Calgary

MLS® #A2232659

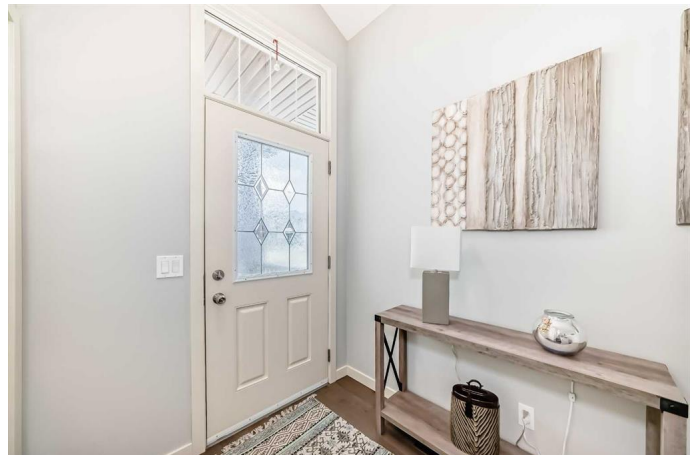
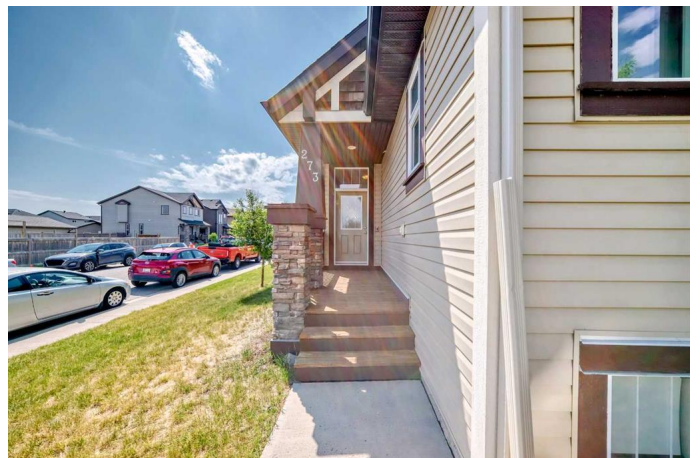
**\$549,750**

3 Bedroom, 3.00 Bathroom, 1,045 sqft

Residential on 0.09 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this meticulously maintained, fully finished bi-level gem, loaded with thoughtful upgrades and nestled on a desirable corner lot in Skyview Ranch. The main floor welcomes you with an open-concept layout under vaulted ceilings, featuring a cozy living room with gas fireplace, an island kitchen with stainless steel appliances, corner pantry, and full tile backsplash, as well as a spacious dining nook ideal for family gatherings. The primary suite includes a walk-in closet, a bright 4-piece ensuite and triple pane windows, while a second well-sized bedroom and full bathroom complete the main level. Downstairs, the expansive lower level offers a generous family room, a third bedroom with walk-in closet and window, another full bathroom, laundry area, and a separate storage room. Step outside to enjoy the beautifully landscaped yard with a stamped concrete patio and a 20x22 detached garage—insulated, drywalled, and wired with 220V. Additional features include central air conditioning, upgraded blinds, a Phantom screen door, dual central vacuum accessories, gas BBQ hookup, and ceiling fans in key rooms. Enjoy corner-lot perks with additional parking just outside the door. Updates include new shingles, newer siding, updated hardwood flooring, upgraded lighting and newer windows. Located just down the street from a park, basketball court, and a local plaza offering shops and amenities—this home offers both comfort and convenience.



Built in 2009

## Essential Information

MLS® #	A2232659
Price	\$549,750
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,045
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	273 Skyview Ranch Way Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0A9

## Amenities

Amenities	None
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	41
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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