

# \$564,750 - 273 Skyview Ranch Way Ne, Calgary

MLS® #A2232659

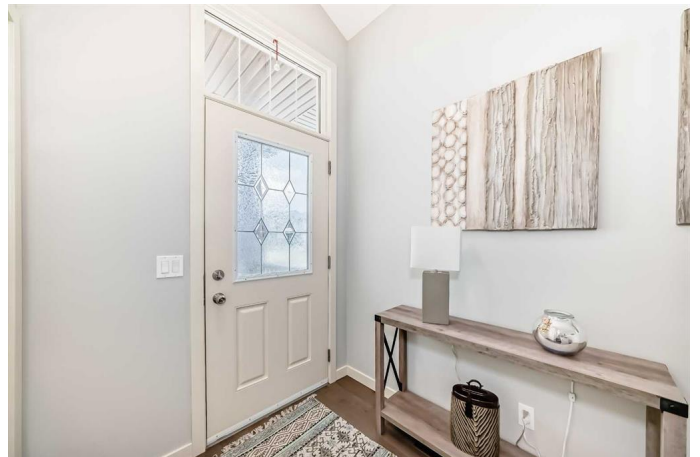
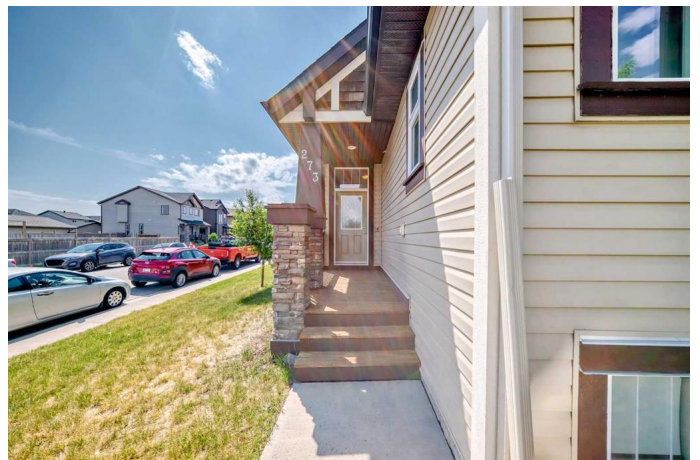
**\$564,750**

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          | \$564,750   |
| 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 | 4               |
| Zoning         | R-G             |
| HOA Fees       | 84              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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