

\$400,000 - 86 Skyview Ranch Avenue Ne, Calgary

MLS® #A2254085

\$400,000

2 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.04 Acres

Skyview Ranch, Calgary, Alberta

****OPEN HOUSE SUNDAY 1-3pm** END UNIT**

| CENTRAL A/C | ORIGINAL OWNERS | PET

FREE | Welcome to your new home in

Skyview Ranch, where comfort, style, and

convenience come together. This bright and

thoughtfully designed 2-bedroom, 3-bathroom

townhouse has over 1,350 sq ft of living space

and a layout that just makes sense. Big north-

and south-facing windows let in great natural

light and keep the airflow moving all day. The

kitchen is right at the heart of it all with a big

central island, stainless steel appliances, and

quartz countertops. Whether you're cooking

dinner or chatting with friends over drinks, it's

a space that feels both functional and easy to

love. Just off the kitchen, the living room at the

back of the home offers a cozy spot to relax,

while the dining area at the front opens onto a

sunny balcony through a wide sliding glass

door, making it perfect for morning coffee or

warm summer evenings. Upstairs, you'll

find two spacious bedrooms and two full

bathrooms, including a private ensuite.

Downstairs, the finished flex space works well

as a home office, gym, or game room.

You'll also appreciate the oversized single

attached garage. The home also includes

central air conditioning, keeping things cool

and comfortable through Calgary's warm

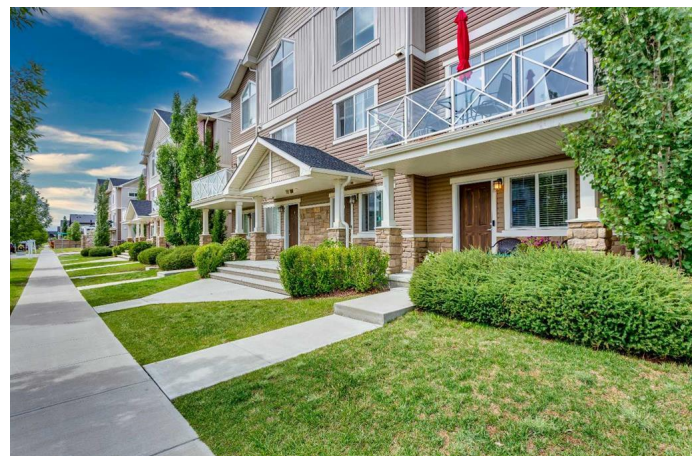
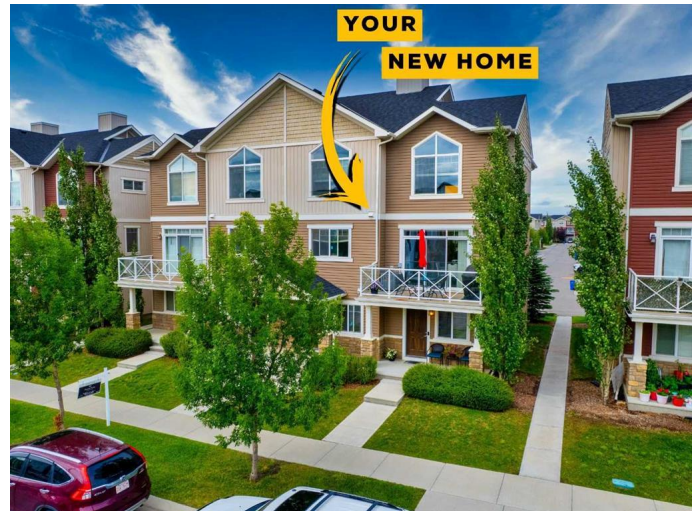
summer days. You're close to everything:

grocery stores, parks, playgrounds, walking

paths, CrossIron Mills, the C-Train, and quick

access to Stoney Trail. Local schools include

Prairie Sky School (K-9) and the Catholic



AOJ School (Kâ€“9), both nearby and convenient for families. Whether you're buying your first place, downsizing, or investing, this home just feels right.

Built in 2016

Essential Information

MLS® #	A2254085
Price	\$400,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.04
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	86 Skyview Ranch Avenue Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0R8

Amenities

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

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted
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	Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	2
Zoning	M-1

Listing Details

Listing Office	Real Broker
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