

# \$449,000 - 406, 95 Skyview Close Ne, Calgary

MLS® #A2219245

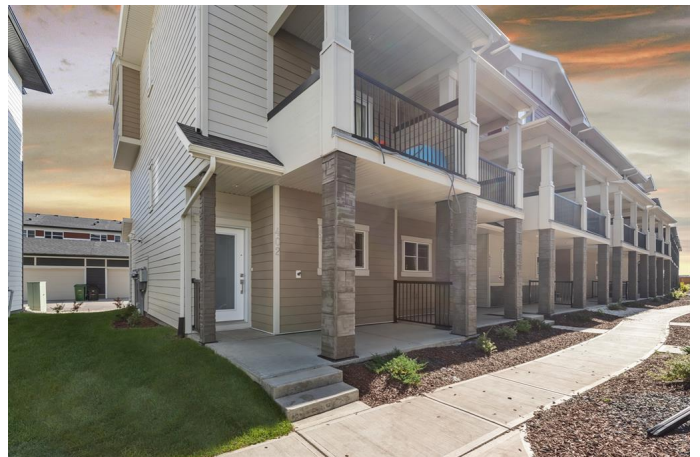
**\$449,000**

3 Bedroom, 3.00 Bathroom, 1,391 sqft

Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

three storey with attached garage, newer house and all that at such a low cost. A bright and welcoming main floor emphasized by 9-ft ceilings, an open concept layout, and many large windows allowing an abundance of natural light. The home is skillfully designed to accommodate a bedroom and full 3pc bathroom on the main level. It's all in the details; the main level bathroom features a glass door shower with gorgeous tiled walls. The living room, kitchen and dining area flow together and lead outside to a generous walk-out balcony. The living room accent wall is TV ready and has a beautiful electric fireplace. Let's talk about the kitchen! Kitchen features gloss finished cabinets, ample storage space, exquisite quartz counters, stainless steel appliances and beautiful back splash. The massive island with barstool seating and a built in wine rack makes it easy to host cocktail parties and family gatherings. Now making our way to the upper level we find 2 large bedrooms and TWO ensuites. The primary bedroom features His & Hers closets. Both ensuites are accented with incredible tiled backsplash and a tub/shower combo with incredible tiled backsplash. The upper floor laundry is well placed near the bedrooms for easy access. Parking is not a problem as there is a double tandem garage. This complex has low condo fees and is nicely surrounded by green space and courtyards with unique architecture and easy access to main transportation routes to get you where you



want to go in all directions. Walk or bike along the pathways or to shop; enjoy the parks and playgrounds of your new home! This gem not gonna last long, hurry up and book your private showing today.

Built in 2020

**Essential Information**

MLS® #	A2219245
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,391
Acres	0.02
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	406, 95 Skyview Close Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1X2

**Amenities**

Amenities	Other, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Tandem
# of Garages	2

**Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home,
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	Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	4
Zoning	M-2

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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