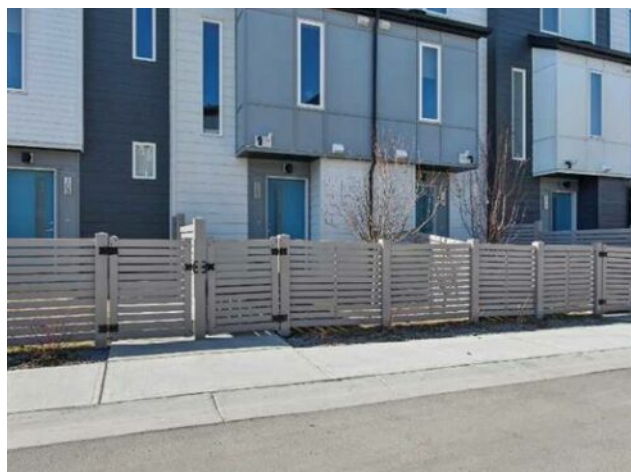


105 Skyview Ranch Circle NE Calgary, Alberta

MLS # A2217029


\$389,900

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	987 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 218
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Stunning 2-Bedroom Townhome in Skyview Ranch & Vacant & Move-In Ready! Welcome to 105 Skyview Ranch NE, a modern and stylish 2-bedroom, 2.5-bath townhome located in the vibrant and growing community of Skyview Ranch. Certified BUILTGREEN, this home offers energy efficiency, enhanced air quality, and modern comfort & the perfect blend of sustainability and style. Step inside to discover a functional main level featuring a convenient half bath, mechanical room, and access to your single attached garage with a full-depth driveway. Upstairs, you'll love the spacious, open-concept layout designed for both relaxation and entertaining. The contemporary kitchen boasts quartz countertops, stainless steel appliances, wide plank laminate flooring, and 9-foot ceilings. A generous living room and cozy dining area open to a large private balcony & ideal for morning coffee or evening unwinding. On the top floor, enjoy the comfort of a primary bedroom retreat with a 4-piece ensuite, plus a second well-sized bedroom and an additional full bath & perfect for guests or a growing family. Within walking distance to restaurants, schools, transit, medical clinics, and more. With quick access to Stoney Trail, Metis Trail, Deerfoot Trail, and Calgary International Airport, commuting is a breeze. Plus, a future LRT station nearby adds even more value and convenience. Whether you're a first-time buyer or investor, this affordable and beautifully maintained home is a must-see. Don't miss your opportunity!