

## 49 Skyview Point Common NE Calgary, Alberta

**MLS # A2239462**


# \$579,900

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                          |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 1,387 sq.ft.                           | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                 |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn |               |                   |

|                    |                                                 |                   |     |
|--------------------|-------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet                                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Siding                       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Open Floorplan |                   |     |

**Inclusions:** N/A

\*\*\*OPEN HOUSE SATURDAY AUG 23rd 11-1pm\*\*\* Bright & Updated Detached Home on a Quiet Street in Skyview Ranch. This well-maintained 3-bedroom, 2.5-bath detached home is conveniently located on a low-traffic street in family-friendly Skyview Ranch, just a short walk or 2 min drive to Prairie Sky School & Jesus of Apostles School (both K-9) and easy access to both Deerfoot & Stoney Trails. Offering just under 1,400 sq ft of functional living space, this freshly painted home features a sunny south-facing backyard and a large 20' x 22' double detached garage. The main floor offers a bright, open-concept layout with large windows, a spacious living area, and a kitchen with a practical peninsula and ample storage. Upstairs includes three bedrooms, including a generous primary with walk-in closet and private ensuite. Recent upgrades include new shingles, eaves and siding will be done in 2 weeks, adding long-term value and peace of mind. The unfinished basement provides excellent potential for future development—whether for additional living space, a recreation area, or extended family use. Conveniently located close to schools, parks, playgrounds, walking paths, shopping, transit, and with easy access to Stoney Trail and Calgary International Airport.