$385,000 - 208 Skyview Ranch Circle Ne, Calgary

MLS® #A2236087

$385,000

2 Bedroom, 3.00 Bathroom, 961 sqft
Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

OPEN HOUSE Sunday July 6 from 1:00 pm to 4:00pm. Welcome to this exquisite townhome in the vibrant community of Skyview Ranch â€" perfect for first-time buyers or savvy investors. This beautiful residence offers 2 spacious bedrooms, 2.5 bathrooms, and a convenient single attached garage with an extra parking pad out front. Thoughtfully designed, the main level features an open-concept layout adorned with sophisticated finishes, including quartz counters, modern stainless-steel appliances, and ample cabinetry â€" a true culinary haven for any home chef.

This home also boasts over $10,000 in premium upgrades, including a gas range, a walk-in shower in the ensuite, tile flooring in all washrooms, a refrigerator with water dispenser, central A/C, and a humidifier â€" enhancing both comfort and value.

Upstairs, you'll find two generous bedrooms, including a primary suite complete with its own private ensuite, offering both comfort and privacy. This low-maintenance complex provides a turn-key lifestyle, with condo fees covering exterior maintenance, snow removal, and landscaping, allowing you to simply enjoy life.

Skyview Ranch is a welcoming, family-friendly neighborhood known for its extensive parks, walking paths, and green spaces including nearby ponds and Prairie Sky Park - perfect for maintaining an active lifestyle. You'll enjoy quick access to major routes like Stoney Trail and Deerfoot Trail, making commuting a

breeze, and the community is just minutes from Calgary International Airport.

All essential amenities are within easy reach: shopping, dining, fitness centers, medical services, and excellent schools such as Prairie Sky School (K-9), Saddle Ridge School (K-4), Peter Lougheed School (5-9), and Nelson Mandela High School.

Thoughtfully upgraded and meticulously maintained, this home is truly value priced to sell â€" especially given the high-end features included.

Donâ€™t miss your chance to experience contemporary living in a dynamic and growing community. Please check out the virtual tours and contact me for a private viewing today!

Please note: while the permits date to 2021, construction was completed in 2023, when the current owners moved in and began enjoying this beautiful new home.

Built in 2021

Essential Information

MLS® #	A2236087
Price	$385,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	961
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	208 Skyview Ranch Circle Ne
Subdivision	Skyview Ranch

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1Y8

Amenities

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

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Tankless Hot Water
Appliances	Dishwasher, Gas Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Basement	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Masonite
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	4
Zoning	M-1
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations