

# \$639,888 - 185 Skyview Ranch Drive Ne, Calgary

MLS® #A2214567

**\$639,888**

4 Bedroom, 4.00 Bathroom, 1,554 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

Stylish 3-Bedroom Home with Illegal  
Basement Suite & Excellent Location!

Welcome to this freshly painted, move-in-ready home featuring beautiful flooring throughout and a bright, open-concept main floor. The modern kitchen is designed for both functionality and style, complete with a central island and stainless steel appliancesâ€”perfect for entertaining or family meals.

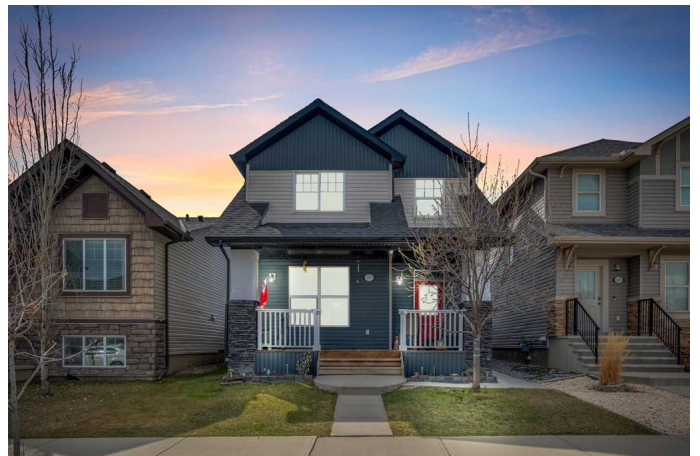
Upstairs offers a spacious primary bedroom with a private ensuite, two additional bedrooms, a full main washroom, and convenient laundryâ€”making day-to-day living a breeze.

The basement suite (illegal) offers excellent potential for extra income or multi-generational living.

Enjoy summer days on the backyard concrete pad/deck, with a fully fenced yard for added privacy and a detached garage for secure parking and storage.

Ideally located close to schools, parks, transit, and shopping, this home is a fantastic option for families, investors, or first-time buyers alike.

Built in 2009



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214567    |
| Price          | \$639,888   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,554       |
| Acres          | 0.08        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 185 Skyview Ranch Drive Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3N 0C2                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, Laminate Counters, Pantry, Separate Entrance                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |

|              |                             |
|--------------|-----------------------------|
| Has Basement | Yes                         |
| Basement     | Exterior Entry, Full, Suite |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Rain Gutters                      |
| Lot Description   | Back Lane, Back Yard, City Lot, Street Lighting |
| Roof              | Asphalt Shingle                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 56               |
| Zoning         | R-G              |
| HOA Fees       | 84               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.