

156 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2287282



\$349,900

Division:	Skyview Ranch		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,250 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Breakfast Bar, High Ceilings, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 325
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: N/A

Steps to transit & shopping! Welcome to this well-designed 3-storey townhome in the sought-after community of Skyview Ranch, offering 2 bedrooms, 2.5 baths, and 1,250 sq ft of functional living space. Step inside the main level to find a versatile open area serving as a Den—perfect for a home office or small business—along with a half bath and access to a single attached garage. Walk up one level to the heart of the home, where 9-foot ceilings and an open floorplan create a bright, welcoming atmosphere. The Living room with gas fireplace flows seamlessly to a private balcony, ideal for outdoor relaxation. Adjacent is the Dining room and the South-facing Kitchen featuring a raised eating bar and stainless steel appliances—perfect for casual meals and entertaining. On the upper level, the spacious Primary bedroom with vaulted ceiling offers excellent space with 2 closets for ample storage and a 4-piece ensuite bath. The 2nd bedroom, a 4-piece bath, and in-suite laundry with additional storage space complete this level. Ideally located just steps from the #145 bus stop connecting to the C-Train station, with a 2-minute walk to a mini plaza featuring Esso, restaurants, pharmacy, and liquor store. Close proximity to Deerfoot Trail, Calgary Airport, Stoney Trail, Cross Iron Mills, Country Hills Superstore, T&T Supermarket, Safeway, Canadian Tire, Home Depot, Saddle Towne, schools, parks, medical clinics, gyms, and the community center. This is the perfect blend of convenience and comfortable living in Northeast Calgary!