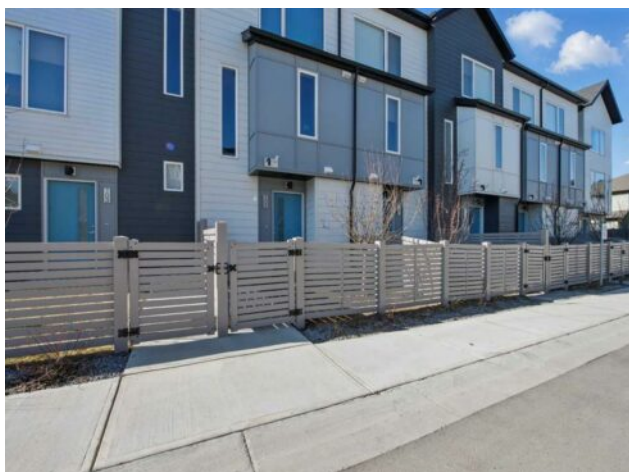


**105 Skyview Ranch Circle NE**  
**Calgary, Alberta**

**MLS # A2217029**



**\$389,900**

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

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 218
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** N/A

Stunning 2-Bedroom Townhome in Skyview Ranch &ndash; 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 &ndash; 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 &ndash; 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 &ndash; 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!