

# \$650,000 - 185 Skyview Ranch Drive Ne, Calgary

MLS® #A2214567

**\$650,000**

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 appliances—perfect for entertaining or family meals.

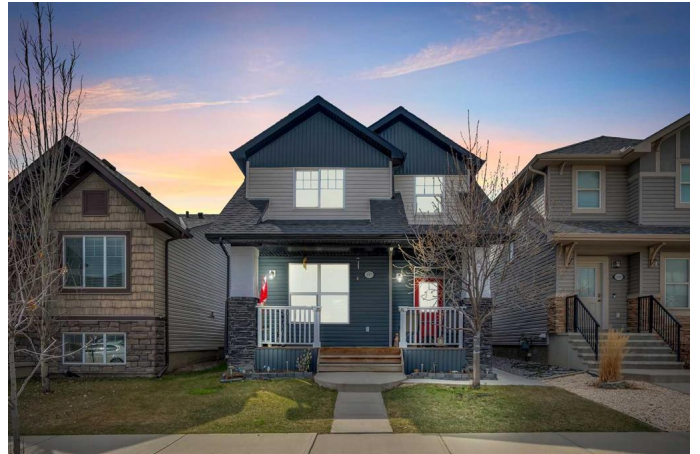
Upstairs offers a spacious primary bedroom with a private ensuite, two additional bedrooms, a full main washroom, and convenient laundry—making day-to-day living a breeze.

The basement suite (illegal) is currently rented to a very respectful tenant who would love to stay, offering 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          | \$650,000   |
| 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 | 11               |
| Zoning         | R-G              |
| HOA Fees       | 84               |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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