

# \$679,990 - 269 Skyview Shores Manor Ne, Calgary

MLS® #A2268068

**\$679,990**

5 Bedroom, 4.00 Bathroom, 1,837 sqft  
Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

Open House: Sunday, November 2nd, 2â€“4 PM. Welcome to this exceptional 2,400+ sq. ft. home in Skyview Ranch featuring a city-approved LEGAL BASEMENT SUITE, perfect for first-time buyers or investors seeking extra income. The basement, previously rented for \$1,350/month, includes separate kitchen, laundry, bedroom(s), rec room , and side entry access. There are two windows in the basement. LEGAL BASEMENT SUITE can be extra mortgage helper.

The main house boasts 1836+ sq. ft. of living space with hardwood flooring, a gas stove with chimney hood, granite countertops, and a fridge with a water line. Enjoy cozy nights by the living room fireplace, and entertain guests on the spacious backyard deck. Iron railings and elegant design details add to the home's charm.

Upstairs features a large master bedroom with walk-in closet and 4-piece ensuite, along with well-carpeted bedrooms and ample space for family/Bonus room. The big bonus room also has a door that can be also used as a bedroom/rec space.

Additional highlights include a front double car garage, two-car driveway, and a big backyard ideal for outdoor living. Skyview Ranch offers excellent amenities including Prairie Sky School, French schools, nearby plazas, bus stops, and school bus service, with easy







## Registered secondary suite

Verify by visiting  
[calgary.ca/suites](http://calgary.ca/suites) or contact 311



Secondary Suite  
269B SKYVIEW SHORES MR NE

Sticker Number : 3472

Title Parcel Address 269 SKYVIEW SHORES MR  
: NE

File : BP2020-08096

Completion Date : August 19 2020

access to Stoney Trail, Country Hills, and major highways. The house also sits on a regular lot featuring a big backyard and a deck.

This home perfectly blends comfort, style, and investment potential in a prime location. Don't miss your chance to make it yours!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268068    |
| Price          | \$679,990   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,837       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 269 Skyview Shores Manor Ne |
| Subdivision | Skyview Ranch               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3N0H8                      |

**Amenities**

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Playground                                                                                                                 |
| Parking Spaces | 4                                                                                                                                |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Oversized, |

Additional Parking, Secured

# of Garages 1

Interior

Interior Features Breakfast Bar, Ceiling Fan, No Animal Home, No Smoking Entrance, Soaking Tub, Walk

Appliances Dishwasher, Dryer, Gas Stove

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full



Exterior

Exterior Features Private Yard

Lot Description Back Yard, Cleared, Level

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 31st, 2025

Days on Market 8

Zoning R-G

HOA Fees 84

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.