

# \$450,000 - 343 Skyview Ranch Circle Ne, Calgary

MLS® #A2211426

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,222 sqft  
Residential on 0.03 Acres

Skyview Ranch, Calgary, Alberta

This bright and functional 3-level townhouse has everything you need—space, smart layout, and a peaceful pond right out back.

On the main floor, you'll find a roomy tandem garage (over 35 feet deep!), perfect for two vehicles or giving you that extra storage or workshop space. There's also a compact foyer and utility room, keeping things neat and practical right from the start.

Head up to the second level where daily life happens. You've got an open-concept kitchen, dining, and living area that's full of natural light, plus a 2-piece powder room and a spacious balcony overlooking the pond—ideal for your morning coffee or evening chill sessions.

Upstairs on the third level, there's room for everyone with three bedrooms, including a primary suite with its own ensuite, two more bedrooms that are perfect for kids, guests, or even a home office, a second full bathroom, and laundry right where you need it.

With over 1,200 sq ft of above-grade living space, this townhouse packs in functionality without feeling crowded. And backing onto the pond? That's the kind of bonus you don't come across every day.

Great for first-time buyers, small families, or anyone looking for low-maintenance living in a



peaceful setting with quick access to parks, shopping, and commuter routes.

Built in 2023

### Essential Information

MLS® #	A2211426
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.03
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	343 Skyview Ranch Circle Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1Y8

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Tandem
# of Garages	2
Waterfront	Pond, See Remarks

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked, Window Coverings
Heating	Natural Gas, Central, Floor Furnace
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Rectangular Lot, Street Lighting, Views, Creek/River/Stream/Pond, Paved
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Silent Floor Joists
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	4
Zoning	M-1
HOA Fees	298
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Regent Pointe Realty
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