

# \$424,900 - 166 Skyview Ranch Road Ne, Calgary

MLS® #A2196694

**\$424,900**

2 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Time for an upgrade? Step into elegance with this striking three-story townhome, featuring 2 bedrooms, 2.5 bathrooms, with an attached garage. The main level welcomes you with soaring 9-foot ceilings, rich dark laminate flooring, and expansive windows that flood the space with natural light. At the heart of this level lies a modern kitchen, equipped with stainless steel appliances, upgraded cabinetry, and a sleek breakfast bar that overlooks a large dining area, opening to a sunny south facing balcony—perfect for morning coffee or evening relaxation. The spacious living room offers tons of natural light and is a great entertaining area.

Ascend to the upper level, where the south-facing master bedroom awaits, a serene retreat with vaulted ceilings, dual closets, and a picturesque park view. Its luxurious 4-piece ensuite elevates the experience, while a generously sized second bedroom, another 4-piece bathroom, and a convenient laundry area complete this floor. Downstairs, the ground level offers a versatile flex space—ideal as an office or workout room—along with a 2-piece powder room and direct access to the attached garage for added convenience.

Nestled across from a sprawling community park that attaches to several schools, this home is just steps from shopping and city transit, with swift connections to major routes like Metis and Stoney Trail. Blending contemporary style with an unbeatable



location, this townhome is a rare find for those seeking comfort and convenience in equal measure.

Built in 2010

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2196694      |
| Price          | \$424,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,409         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 166 Skyview Ranch Road Ne |
| Subdivision | Skyview Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N0G3                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, High Ceilings                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Garage Control(s), Window Coverings |

|          |                         |
|----------|-------------------------|
| Heating  | Forced Air, Natural Gas |
| Cooling  | None                    |
| Basement | None                    |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | See Remarks              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 79                  |
| Zoning         | M-2                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR 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.