

# **\$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

**\*\*\*Open House Sunday 2-4pm\*\*\* Stylish  
3-Bedroom Home with Illegal Basement Suite  
& Excellent Location!**

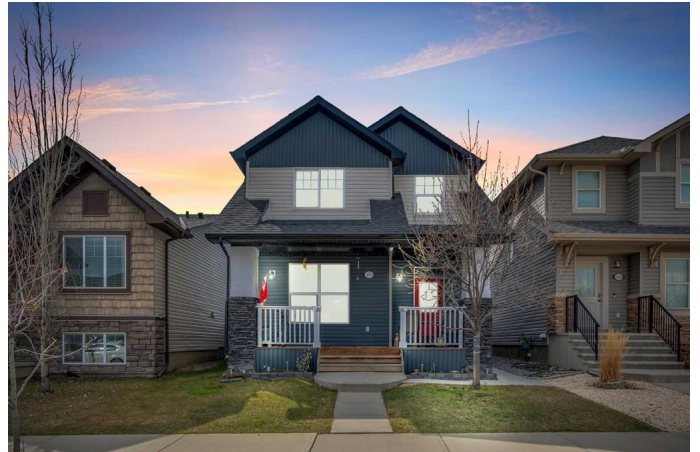
Welcome to this freshly painted, move-in-ready home featuring beautiful flooring throughout and a bright, open-concept main floor. The modern kitchen is designed for both functionality and style, complete with a central island and stainless steel appliancesâ€”perfect for entertaining or family meals.

Upstairs offers a spacious primary bedroom with a private ensuite, two additional bedrooms, a full main washroom, and convenient laundryâ€”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	Full, Suite, Exterior Entry

## 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	8
Zoning	R-G
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

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

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.