

\$479,900 - 37 Skyview Ranch Manor Ne, Calgary

MLS® #A2261384

\$479,900

2 Bedroom, 3.00 Bathroom, 1,260 sqft
Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

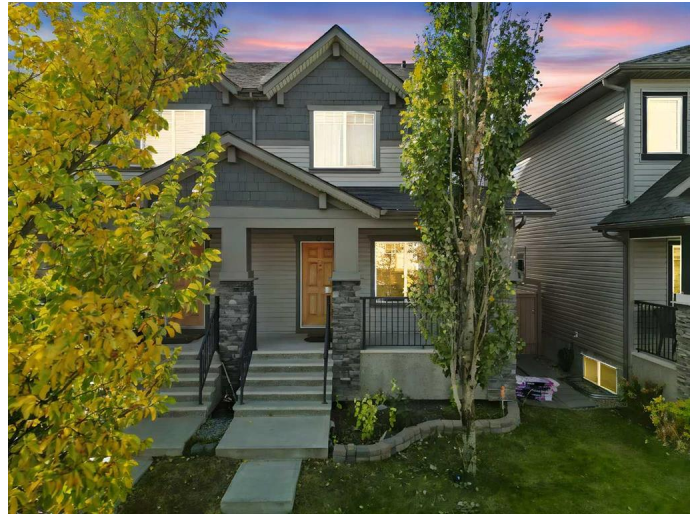
NEW PRICE!! Upgraded Half-Duplex with
Two Double Master Bedrooms, Double
Garage & Prime Location!

This beautifully upgraded half-duplex combines style, function, and a fantastic location. Inside, the open-concept layout features soaring 9-foot ceilings and large windows that flood the home with natural light, creating a bright and welcoming atmosphere from the moment you walk in.

The kitchen has been thoughtfully enhanced with full-height cabinetry extending to the ceiling, providing extra storage and a modern, upscale feel. Upstairs, you'll find two spacious double master bedrooms, each with its own private ensuite featuring stone countertops and generous closet space—perfect for roommates, guests, or multi-generational living.

The unfinished basement offers excellent storage and a blank canvas for future development, whether you envision a home gym, entertainment area, or additional bedrooms. Outside, enjoy a fully fenced backyard ideal for pets, kids, or private outdoor living, plus a good-sized double attached garage for added convenience and secure parking.

Located just minutes from Calgary
International Airport, CrossIron Mills, Costco,



and Goldâ€™s Gym, with easy access to Stoney Trail, this home is perfectly situated for commuters and those with active lifestyles. A wide array of nearby amenities makes daily living simple and enjoyable.

This move-in-ready property offers flexibility, comfort, and exceptional value. Book your private showing today and discover everything it has to offer!

Built in 2012

Essential Information

MLS® #	A2261384
Price	\$479,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	37 Skyview Ranch Manor Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0K7

Amenities

Amenities	None
Parking Spaces	2

Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street
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# of Garages	2
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Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Stone Counters, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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Heating	Central, Natural Gas
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Cooling	None
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Has Basement	Yes
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Basement	Full
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Exterior

Exterior Features	None
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Lot Description	Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
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Roof	Asphalt Shingle
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Construction	Cedar, Stone, Stucco, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	October 4th, 2025
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Days on Market	37
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Zoning	R-G
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HOA Fees	84
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	CIR Realty
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