

**37 Skyview Ranch Gardens NE
Calgary, Alberta**

MLS # A2299716



\$399,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Skyview Ranch | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,299 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Back Lane | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 325 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, Open Floorplan, See Remarks | | |

Inclusions: N/A

Welcome to this well-maintained 3-bedroom, 2.5-bath home in the established and family-friendly community of Skyview. Designed with an open-concept floor plan, this home offers a seamless flow between the living, dining, and kitchen areas—perfect for both everyday living and entertaining. The space is filled with natural light, creating a warm and inviting atmosphere throughout. Upstairs, you’ll find three generously sized bedrooms, including a comfortable primary retreat with a private ensuite, along with additional space for family or guests. The double attached garage provides convenience year-round, while the location puts you just minutes from schools, grocery stores, restaurants, and parks—everything you need within easy reach. Whether you’re a first-time buyer, growing family, or investor, this is a solid opportunity in one of Calgary’s most accessible communities.