

# \$475,000 - 202, 95 Skyview Close Ne, Calgary

MLS® #A2258967

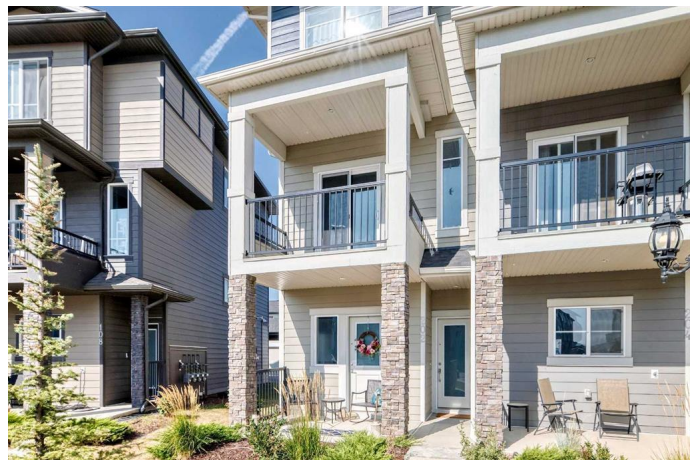
**\$475,000**

3 Bedroom, 4.00 Bathroom, 1,761 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

RARE GEM IN THE MARKET CORNER/END UNIT WITH LOT OF UPGRADED FEATURES. If you are working from home or need a room for elderly parent, this property has solution for you with a flex room with a separate entrance, window and a washroom on the main floor. Two way access from main entrance and back entrance from double car garage. Enjoy coffee with family and friends on the lower front porch or enjoy the weather and beautiful view from the privacy of the upper balcony with family/friends. Designed with an excellent layout at an amazing location. Upper floor with spacious living room, kitchen with BIG QUARTZ COUNTERTOP and lots of cabinets for all your storage needs. Stainless steel appliances with CENTRAL AIR CONDITIONING RARE TO FIND IN THESE UNITS. 3 Large bedrooms, 3 and half washroom also with quartz countertops, separate his & her walk in closets in master bedroom, laundry room on top floor with UPGRADED WASHER/DRYER. Enough space for family, guests and if needed use flex room as office space. 9' Ceiling on first and second floors. Hardie board siding on the exterior for best weather protection. Walking distance to nearby UPCOMING DASHMESH GURUDWARA PLANNED COUPLE OF BLOCKS FROM MCDONALDS, shopping and restaurants, easy access to stoney trail, schools, walking paths and parks nearby. THERE IS A LOT TO EXPLORE! DON'T MISS THE OPPORTUNITY OF OWING THIS



WONDERFULLY MAINTAINED PROPERTY  
AT AMAZING PRICE. BOOK YOUR  
SHOWING TODAY.

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2258967      |
| Price          | \$475,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,761         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 202, 95 Skyview Close Ne |
| Subdivision | Skyview Ranch            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N 1X2                  |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking, Other |
| Parking Spaces | 2                                           |
| Parking        | Double Garage Attached                      |
| # of Garages   | 2                                           |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |

|                 |                       |
|-----------------|-----------------------|
| Heating         | Forced Air            |
| Cooling         | Central Air           |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| Basement        | None                  |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 40                   |
| Zoning         | M-2                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | GoTopLevel |
|----------------|------------|

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