

# \$439,000 - 154 Skyview Springs Manor Ne, Calgary

MLS® #A2227717

**\$439,000**

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

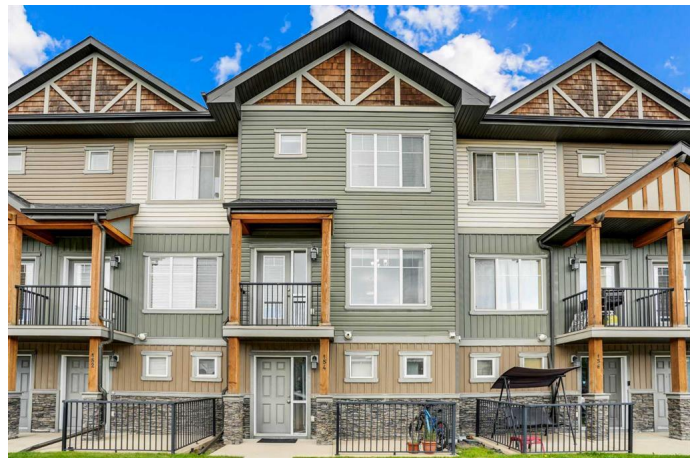
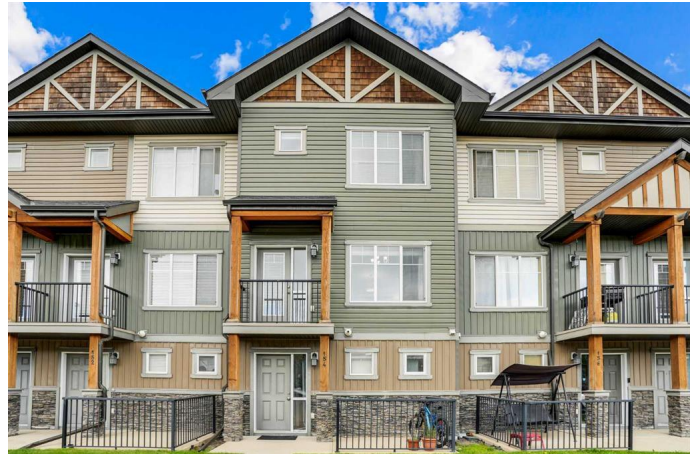
Welcome to a home that blends everyday convenience with thoughtful design. This 3-bedroom, 2.5-bath townhome offers bright, functional living across three well-laid-out levels—with a double attached garage, natural light throughout, and a flexible bonus space on the entry level.

Step inside to find a tiled foyer, a full laundry room, a dedicated furnace/mechanical room, and a versatile flex space currently set up as a home gym—great for workouts, storage, or a hobby room.

On the main floor, sunlight pours into the open-concept layout. A spacious living room at the front of the home leads out to a private balcony, perfect for sipping coffee or catching some fresh air. The adjoining kitchen and dining area feature stainless steel appliances, a central island with seating, full-height cabinetry, and a dedicated pantry wall. A convenient 2-piece bathroom completes this level—ideal for guests.

Upstairs, all three bedrooms are generously sized. The primary suite includes a double closet and private 3-piece ensuite with a walk-in shower, while the other two bedrooms share a full 4-piece bathroom with a tub/shower combo.

This home is located in the amenity-rich community of Skyview Ranch, with everything



you need just minutes from your door. You're walking distance to schools like Prairie Sky School (K-9) and Apostles of Jesus School, as well as local playgrounds and green spaces. Daily errands are easy with SkyPointe Landing, Chalo! FreshCo, Shoppers Drug Mart, Tim Hortons, and Shell all nearby.

Want to grab takeout or dine out? You're close to local favourites like Spice Room, Tandoori Grill, Subway, and Ricky's All Day Grill. For more retail therapy or weekend errands, CrossIron Mills and Country Hills Town Centre are just a short drive away.

Plus, with quick access to Stoney Trail, Deerfoot Trail, and Airport Trail, commuting across Calgary or catching a flight from YYC is a breeze.

Built in 2011

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2227717      |
| Price          | \$439,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,367         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 154 Skyview Springs Manor Ne |
| Subdivision | Skyview Ranch                |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3N0A7  |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Gazebo                                                    |
| Parking Spaces | 2                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                         |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, No Animal Home              |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Basement          | None                                                                                                 |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane                |
| Roof              | Asphalt/Gravel           |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 66              |
| Zoning         | M-1             |
| HOA Fees       | 84              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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