

# \$619,900 - 263 Skyview Point Road Ne, Calgary

MLS® #A2241905

**\$619,900**

4 Bedroom, 4.00 Bathroom, 1,698 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

Welcome to this beautifully maintained single-family home in the heart of Sky View Ranch NE Calgary – perfect for first-time buyers or growing families. With over 2,400 sq ft of developed space, a double detached garage, and a fully finished basement, this move-in-ready property offers exceptional value and comfort in a prime location. The main floor features an open-concept layout with a bright living area, modern kitchen, butler pantry usually found on high end houses and a dining space that flows seamlessly for everyday living. This house is Freshly painted throughout – bright, clean, and ready for your personal touch. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and private ensuite. It is Located on a conventional lot with great outdoor space for kids and entertaining. Double detached garage offering plenty of parking and storage. Fully finished basement featuring 1 bedroom, a full bath, and a large recreation room – ideal for guests, a home office, or family movie nights. Walking distance to Prairie Sky School (CBE) & Apostles of Jesus School – perfect for families with school-age children. Don't miss this incredible opportunity in a family-friendly neighborhood. Book your private showing today and make SkyView Ranch your new home.

Built in 2012



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241905    |
| Price          | \$619,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,698       |
| Acres          | 0.08        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 263 Skyview Point Road Ne |
| Subdivision | Skyview Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N0K7                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator                        |
| Heating           | Central, High Efficiency, Forced Air, Natural Gas                                                                                                            |
| Cooling           | None                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                               |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                             |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 44              |
| Zoning         | R-G             |

**Listing Details**

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

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