



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

**MLS # A2299716**



**\$399,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.