

# \$539,500 - 69 Skyview Point Green Ne, Calgary

MLS® #A2256520

## \$539,500

3 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.06 Acres

Skyview Ranch, Calgary, Alberta

Welcome home to this 3 bed 2.5 bathroom home that has been meticulously maintained by its original owners. The main floor features an open and inviting layout. The kitchen is very large and well appointed with granite countertops and large pantry. A half bath and mud room are also on the main floor. From the back door walk out onto the massive west facing deck and access the fully insulated double garage that has a dedicated 30amp panel that offers enough power for large tools or electric vehicles. Upstairs you will find 3 bedrooms, including the primary bedroom with walk in closet and ensuite bath. Laundry is conveniently located on this level as well. This home also has CENTRAL AC as well as new roof and siding. The basement is unfinished offering great storage space or ready for future development with bathroom rough ins. Great location walking distance to schools are parks as well as quick access to Stoney Trail.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256520  |
| Price          | \$539,500 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,372     |



|            |                        |
|------------|------------------------|
| Acres      | 0.06                   |
| Year Built | 2012                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 69 Skyview Point Green Ne |
| Subdivision | Skyview Ranch             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3N0G5                    |

### Amenities

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

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer               |
| Heating           | Forced Air                                                                               |
| Cooling           | Central Air                                                                              |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Unfinished                                                                         |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony                           |
| Lot Description   | Back Lane, Back Yard              |
| Roof              | Asphalt Shingle                   |
| Construction      | Asphalt, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 44                   |
| Zoning         | R-G                  |
| HOA Fees       | 84                   |
| HOA Fees Freq. | ANN                  |

## **Listing Details**

|                |                                          |
|----------------|------------------------------------------|
| Listing Office | Bricks & Mortar...Everything Real Estate |
|----------------|------------------------------------------|

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