

\$540,000 - 44 Skyview Circle Ne, Calgary

MLS® #A2250683

\$540,000

3 Bedroom, 3.00 Bathroom, 1,428 sqft

Residential on 0.07 Acres

Skyview Ranch, Calgary, Alberta

Welcome to 44 Skyview Circle NE, a beautifully maintained row townhouse in the heart of Calgary, offering modern finishes, functional design, and exceptional convenience.

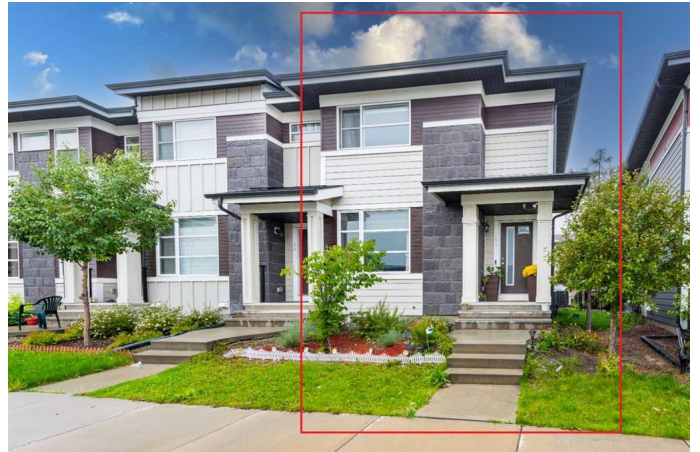
This end-unit home with central air conditioning enjoys an unbeatable location—just steps from shopping, restaurants, grocery stores, medical and dental clinics, an East Indian grocery and sweet shop, fitness centers, and a nearby bus stop. Everything you need is right at your doorstep.

Main Level

The open-concept main floor features stylish luxury vinyl plank flooring throughout. At the front of the home, a bright and welcoming living room is complemented by a second sitting area/family room near the kitchen and dining space. The sleek white cabinetry, stainless steel appliance package, and a spacious quartz island with eating bar make the kitchen a true centerpiece. A convenient walk-in pantry and half bathroom complete this level.

Upper Level

Upstairs, plush carpeting leads to three



well-sized bedrooms. The primary suite includes a walk-in closet and a private 4-piece ensuite. Two additional bedrooms share a full bathroom, offering comfort and practicality for family living.

Backyard & Garage

Step through the patio doors to a fully fenced and landscaped backyard, featuring a gazebo and planters—ideal for summer gatherings, BBQs, and relaxation. The double detached garage, accessible from the back lane, provides ample parking and storage.

Basement

The spacious, undeveloped basement is a blank canvas awaiting your personal touch. Whether you envision a home gym, recreation area, or extra living space, the possibilities are endless.

44 Skyview Circle NE offers a rare combination of no condo fees, a double garage, and modern living in a vibrant community. Move-in ready and impeccably cared for, this home is a must-see!

Built in 2017

Essential Information

MLS® #	A2250683
Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,428
Acres	0.07
Year Built	2017

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	44 Skyview Circle Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N1B6

Amenities

Amenities	None
Parking Spaces	2
Parking	Garage Faces Rear, On Street, Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	50
Zoning	M-G

HOA Fees 80
HOA Fees Freq. ANN

Listing Details

Listing Office Save Max Real Estate Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.