



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

MLS # A2299716



\$399,900

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

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