

# \$419,900 - 39 Skyview Point Link Ne, Calgary

MLS® #A2226388

**\$419,900**

2 Bedroom, 3.00 Bathroom, 1,533 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

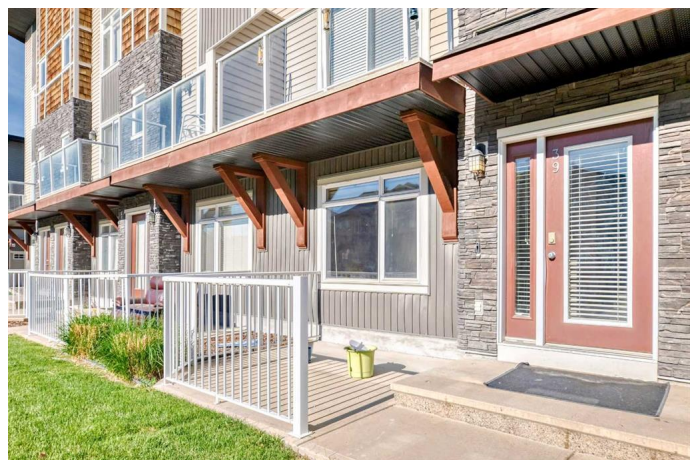
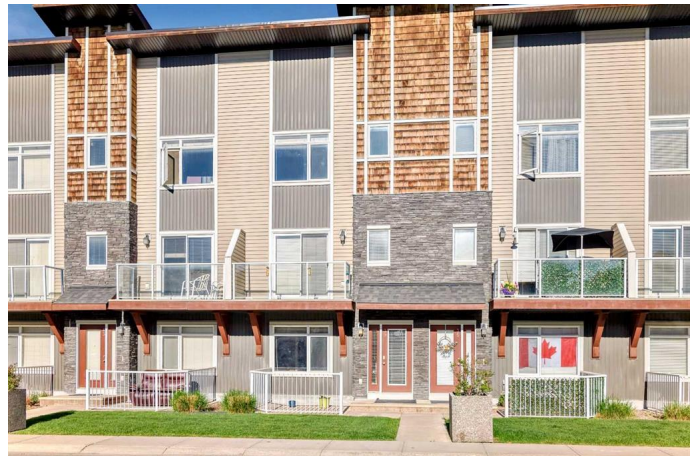
Welcome to "Evolve at Skyview Ranch"  
" Stylish, Spacious, and Move-In Ready!

You™re going to love this beautifully designed 3-storey townhome featuring 2 bedrooms, 2.5 bathrooms, and an attached garage—all in a vibrant, well-connected community.

Step inside to an open-concept main floor highlighted by rich hardwood flooring and plenty of natural light. The modern kitchen is a showstopper with granite countertops, stainless steel appliances, and ample cabinetry. A generous dining area flows seamlessly into the large living room, which opens onto a private deck—perfect for summer evenings. A convenient 2-piece powder room completes the main floor.

Upstairs, you™ll find a spacious primary suite with a 4-piece ensuite and walk-in closet, offering a quiet retreat after a long day. The second bedroom is ideal for guests, kids, or a home office, and there's another full 4-piece bathroom as well. A stacked washer and dryer on this level make laundry day effortless.

The ground floor features a welcoming front foyer, a flexible space that works well as a home gym or office, and a practical mudroom off the garage entrance. Enjoy the outdoors from both your front patio and upper balcony—two perfect spots to relax with your



favorite drink in the sun.

All of this in a prime location close to schools, parks, shopping, dining, Calgary International Airport, Cross Iron Mills, and major routes like Stoney Trail and Deerfoot Trail.

This home truly has it all—schedule your private viewing today!

Built in 2012

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2226388      |
| Price          | \$419,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,533         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 39 Skyview Point Link Ne |
| Subdivision | Skyview Ranch            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N0L7                   |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Park, Playground, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached  |

# of Garages 2

### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating Forced Air

Cooling None

Basement None

### Exterior

Exterior Features Balcony, BBQ gas line, Playground

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

### Additional Information

Date Listed May 30th, 2025

Days on Market 20

Zoning M-2

HOA Fees 79

HOA Fees Freq. ANN

### Listing Details

Listing Office First Place Realty

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