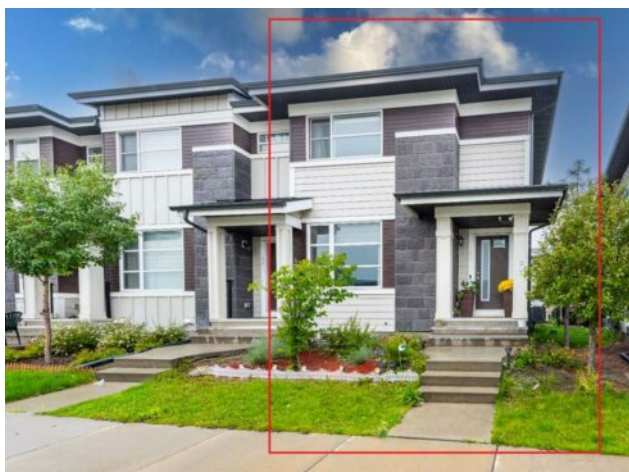


44 skyview Circle NE
Calgary, Alberta

MLS # A2250683



\$540,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,428 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Granite, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Composite Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: none

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!