

# \$549,900 - 12 Skyview Point Crescent Ne, Calgary

MLS® #A2265152

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.06 Acres

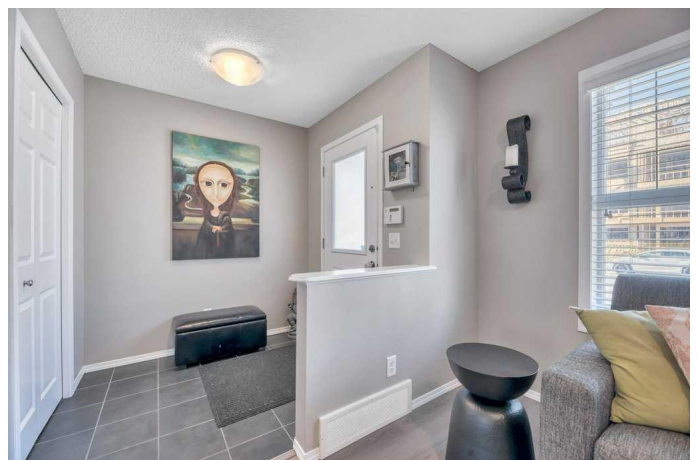
Skyview Ranch, Calgary, Alberta

<< OPEN HOUSE - Saturday, October 25, 10AM to 2PM >> Welcome to the home that just feels right – a beautifully balanced 3-bedroom, 2.5-bathroom space where modern design and everyday comfort come together effortlessly. The open-concept main floor sets the tone: airy, inviting, and made for connection. The living room flows seamlessly into the dining area, featuring warm and durable Haro laminate flooring, and continues into a contemporary kitchen with stainless steel appliances, quartz countertops, and an eat-up breakfast bar – ideal for easy mornings or lively evenings.

Upstairs, the atmosphere is calm and collected. All three bedrooms are generously sized, while the primary suite offers a walk-in closet and a bright 3-piece ensuite. Central air conditioning keeps things cool all summer long, and the unfinished basement offers the perfect opportunity to design your dream space.

Step outside to a private backyard made for relaxing or entertaining – complete with a sunny deck perfect for BBQs, quiet lounging, or cozy nights. A double detached garage adds security, convenience, and extra storage.

Whether it's your first home, your next chapter, or simply time for something new, this property delivers on all fronts – modern comfort, everyday ease, and undeniable



charm â€” while nearby parks, shops, schools, and cafÃ©s make daily living easy and connected.

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265152    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,337       |
| Acres          | 0.06        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 12 Skyview Point Crescent Ne |
| Subdivision | Skyview Ranch                |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3N 0M1                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage                                             |

|              |                                                                        |
|--------------|------------------------------------------------------------------------|
|              | Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air                                                             |
| Cooling      | Central Air                                                            |
| Has Basement | Yes                                                                    |
| Basement     | Full                                                                   |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 17                 |
| Zoning         | R-G                |
| HOA Fees       | 80                 |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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