

\$540,000 - 96 Skyview Parade Ne, Calgary

MLS® #A2256254

\$540,000

4 Bedroom, 4.00 Bathroom, 1,542 sqft

Residential on 0.07 Acres

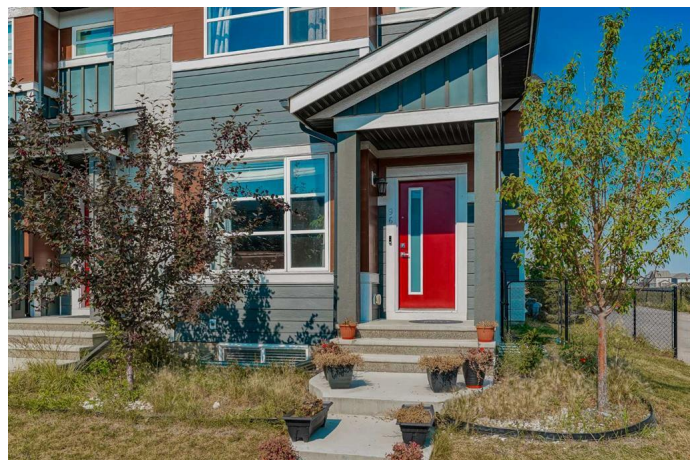
Skyview Ranch, Calgary, Alberta

Open house: Saturday and Sunday, 1-3 PM.
Welcome to 96 Skyview Parade NE—an air-conditioned, end-unit townhome in one of Calgary’s fastest-growing communities. Inside, 9’™ ceilings and an open concept make entertaining effortless. The kitchen impresses with stainless steel appliances, white subway tile backsplash, quartz countertops & island, extended cabinetry, a window over the sink, and upgraded laminate flooring. A handy homework/office nook, rear mud room, and a 2-pc powder room complete the main floor.

Upstairs offers three generous bedrooms and two full baths, including a comfortable primary suite with 3-pc ensuite and walk-in closet. You’ll love the convenience of the oversized 2nd-floor laundry (washer/dryer included).

The builder-finished basement adds real versatility with a big recreation room and wet bar, a fourth bedroom, a full bathroom, and useful storage—great for guests, teens, or game nights.

Outside, enjoy the covered front porch, fenced yard, and a double detached garage (with a concrete walkway off the rear deck). Thoughtful touches throughout include modern baseboards/doors/trim, upgraded lighting, and a high-efficiency furnace & hot-water tank. I of this in a walkable location close to parks,



pathways, schools, shopping, restaurants, transit, and quick connections via Stoney & Deerfoot—minutes to YYC.

Move-in ready, low-maintenance, and high on lifestyle—this is Skyview living done right.

Built in 2020

Essential Information

MLS® #	A2256254
Price	\$540,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,542
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	96 Skyview Parade Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0H1

Amenities

Amenities	Other, Park, Playground
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Other
Lot Description	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Standard Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Concrete, Other
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	11
Zoning	M-G
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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