

# \$520,000 - 6, 135 Skyview Parade, Calgary

MLS® #A2207408

**\$520,000**

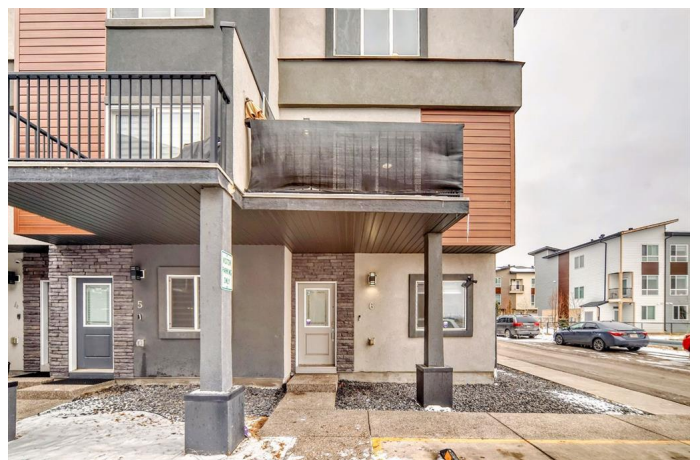
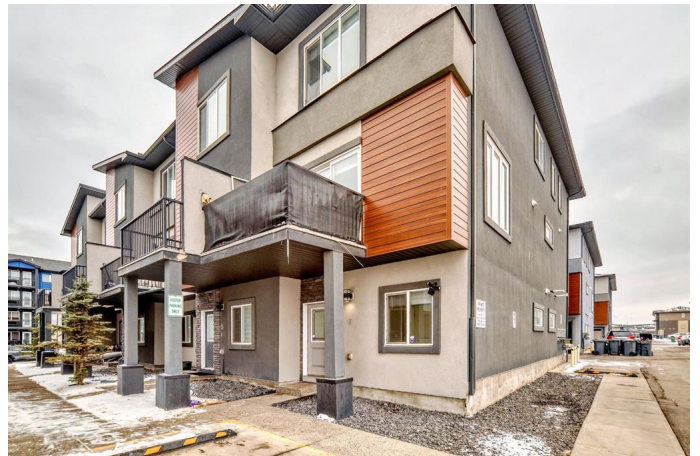
3 Bedroom, 3.00 Bathroom, 1,924 sqft  
Residential on 0.00 Acres

Skyview Ranch, Calgary, Alberta

Open House Saturday and Sunday, April 12-13, from 2pm-4pm. Discover the perfect blend of comfort, functionality, and modern living in this beautifully designed 3-bedroom + den, 3 full bath Corner Unit townhouse with a bonus room—ideal for families, professionals, or anyone looking for extra space. Step inside to an open concept main living area, filled with natural light and designed for both relaxation and entertaining. The well appointed kitchen features stylish cabinetry, ample counter space, and modern appliances, making meal prep a breeze. The adjoining dining and living areas create a welcoming atmosphere, perfect for gatherings or cozy nights in. Upstairs, you’ll find spacious bedrooms, including a primary suite with an ensuite bath, offering a private retreat after a long day. The additional bedrooms provide flexibility for family, guests, or a home office. Need even more space? The den and bonus room offer endless possibilities—whether it’s a home gym, playroom, media room, or extra workspace. This home also boasts a double garage (tandem) with built-in shelving, providing ample storage for tools, sports equipment, and seasonal items.

Located in a highly desirable neighborhood, you'll enjoy easy access to shopping, dining, schools, parks, and major transportation routes. With its modern design, functional layout, and unbeatable location, this townhouse is a must-see!

Don’t miss out, schedule your private



showing today!

Built in 2019

### Essential Information

MLS® #	A2207408
Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,924
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	6, 135 Skyview Parade
Subdivision	Skyview Ranch
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1N6

### Amenities

Amenities	None, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Paved
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	22
Zoning	M2

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.