

# \$495,000 - 303, 11428 52 Street Ne, Calgary

MLS® #A2210615

**\$495,000**

3 Bedroom, 4.00 Bathroom, 1,570 sqft  
Residential on 0.02 Acres

Skyview Ranch, Calgary, Alberta

**\*\*Open house Sunday May 18th 12pm-3pm\*\***

Welcome to this charming and beautifully maintained townhouse tucked away in the vibrant community of Skyview! Offering a perfect blend of comfort, style, and convenience, this lovely 3-storey home features 3 spacious bedrooms, 3.5 bathrooms, and the bonus of low condo fees â€” making it an incredible opportunity for first-time buyers, growing families, or investors.

Step inside and instantly feel at home. The main floor offers a bright and versatile bedroom or home office â€” complete with its own full bathroom â€” ideal for guests, working from home, or a quiet retreat. You'll also find access to the attached single garage with plenty of extra space for storage.

Head upstairs to the heart of the home â€” a stunning open-concept kitchen designed for cooking, gathering, and creating memories. Featuring sleek stainless steel appliances, a large island perfect for casual meals or entertaining, and an abundance of cabinetry, this kitchen truly has it all. The dining area comfortably fits family and friends, while the cozy living room is filled with natural light from the oversized windows, creating a warm and inviting space to relax.

Upstairs, you'll find two generously sized bedrooms, each with its own private and beautifully finished ensuite â€” offering



ultimate comfort and privacy for everyone in the home.

Built in 2020, this townhouse feels just like new – inside and out. Plus, the location couldn't be better! Everything you need is just minutes away – shopping centres, restaurants, schools, parks, gyms, public transit, and quick access to Stoney Trail, Deerfoot Trail, and the Calgary International Airport.

If you're looking for a stylish, low-maintenance home in a fantastic location, this is it! Don't miss your chance to fall in love – book your private showing today and start imagining life in your new home sweet home!

Built in 2020

### Essential Information

MLS® #	A2210615
Price	\$495,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,570
Acres	0.02
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	303, 11428 52 Street Ne
Subdivision	Skyview Ranch
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3N 1S2

### Amenities

Amenities None  
Parking Spaces 1  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Kitchen Island, Open Floorplan, Tub  
Appliances Dishwasher, Dryer, Electric Washer  
Heating Forced Air  
Cooling None  
Basement None

### Exterior

Exterior Features None  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Stone, Composite Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 11th, 2025  
Days on Market 42  
Zoning M-2

### Listing Details

Listing Office eXp Realty



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