

# \$519,900 - 303, 11428 52 Street Ne, Calgary

MLS® #A2210615

**\$519,900**

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

Skyview Ranch, Calgary, Alberta

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          | \$519,900     |
| 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 Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Basement None

### Exterior

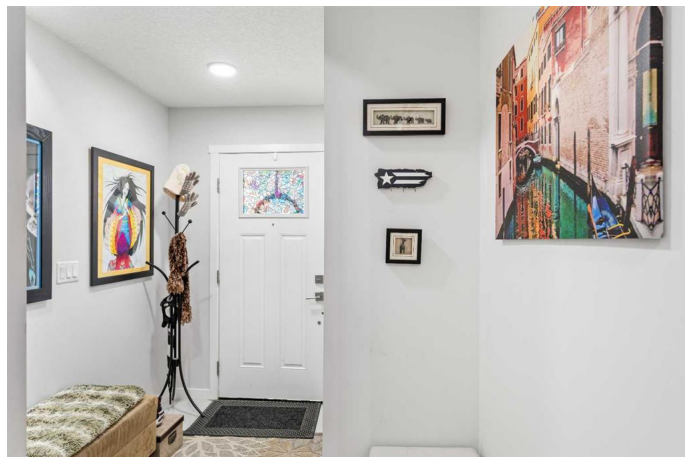
Exterior Features None  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Composite Siding, Stone  
Foundation Poured Concrete

### Additional Information

Date Listed April 11th, 2025  
Days on Market 3  
Zoning M-2

### Listing Details

Listing Office eXp Realty



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