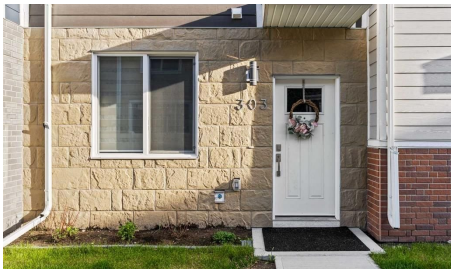
303 11428 52 Street NE

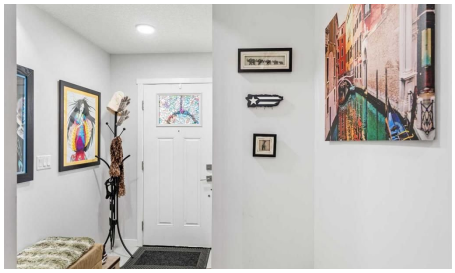
Calgary | Active | MLS® A2355520

$425,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2020**	**1,570 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

OPEN HOUSE SUNDAY NOV 15TH FROM 12PM-2PM 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, with air conditioning and the bonus of low condo fees - 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 - complete with its own full bathroom - 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 - 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 - 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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355520
Bedrooms	3
Bathrooms	4
Year Built	2020
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,570 sq. ft.
Main Level Finished Area:	1,570 sq. ft.
Condo Fee:	$100.00
Condo Fee Includes:	Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	1,033 sq. ft.
Lot Frontage:	17'
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2020 (Age: 6)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	3
Plan:	1911656
Heating:	Forced Air
Basement:	None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stone
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Skyview Ranch
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Foyer · 17'11" × 7' ·
Main Floor	Bedroom · 12'9" × 8'9" ·

Upper Level	Kitchen · 16'2" × 14'4" ·
Upper Level	Family Room · 16'2" × 14'10" ·
Upper Level	Dining Room · 16'3" × 10'1" ·
3rd Floor	Bedroom · 13'11" × 13'11" ·
3rd Floor	Bedroom - Primary · 13'3" × 12'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-2
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-11428-52-street-ne-calgary-a2355520/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.