



GRASSROOTS
REALTY GROUP

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342 Skyview Ranch Road NE
Calgary, Alberta

MLS # A2224006



\$529,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,216 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan		

Inclusions:	N/A
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Welcome to 342 Skyview Ranch Road NE—a charming and updated duplex offering unbeatable value in one of Calgary’s most connected communities. With 3 bedrooms, 4 bathrooms, and 1,216 sq ft of thoughtfully designed living space, this corner-lot home is bright, stylish, and full of smart updates. Step inside and feel instantly at ease. Fresh paint and brand-new flooring on the main and upper levels create a crisp, clean canvas that’s ready for your personal touch. The open-concept layout is bathed in natural light thanks to extra windows along the side of the home, giving every room a warm and welcoming glow. Upstairs, you’ll find three comfortable bedrooms, including a spacious primary suite with its own private ensuite and plenty of closet space. The fully finished basement adds extra flexibility, with room for a home office, gym, or media lounge—whatever suits your lifestyle. Outside, the extended yard and deck provides room to relax or play, and the oversized detached garage is ready to take care of all your needs. Whether you’re a first-time buyer, downsizer, or savvy investor, this home checks all the boxes: location, layout, and move-in readiness. Don’t miss your chance to get into Skyview Ranch with a home that truly stands out.