



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

343 Skyview Ranch Circle NE
Calgary, Alberta

MLS # A2211426



\$450,000

Division:	Skyview Ranch		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,222 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Paved, Rectangular		

Heating:	Central, Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 242
Basement:	None	LLD:	-
Exterior:	Composite Siding, Silent Floor Joists, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Tankless Hot Water		
Inclusions:	N/A		

This bright and functional 3-level townhouse has everything you need—space, smart layout, and a peaceful pond right out back. On the main floor, you’ll find a roomy tandem garage (over 35 feet deep!), perfect for two vehicles or giving you that extra storage or workshop space. There’s also a compact foyer and utility room, keeping things neat and practical right from the start. Head up to the second level where daily life happens. You’ve got an open-concept kitchen, dining, and living area that’s full of natural light, plus a 2-piece powder room and a spacious balcony overlooking the pond—ideal for your morning coffee or evening chill sessions. Upstairs on the third level, there’s room for everyone with three bedrooms, including a primary suite with its own ensuite, two more bedrooms that are perfect for kids, guests, or even a home office, a second full bathroom, and laundry right where you need it. With over 1,200 sq ft of above-grade living space, this townhouse packs in functionality without feeling crowded. And backing onto the pond? That’s the kind of bonus you don’t come across every day. Great for first-time buyers, small families, or anyone looking for low-maintenance living in a peaceful setting with quick access to parks, shopping, and commuter routes.