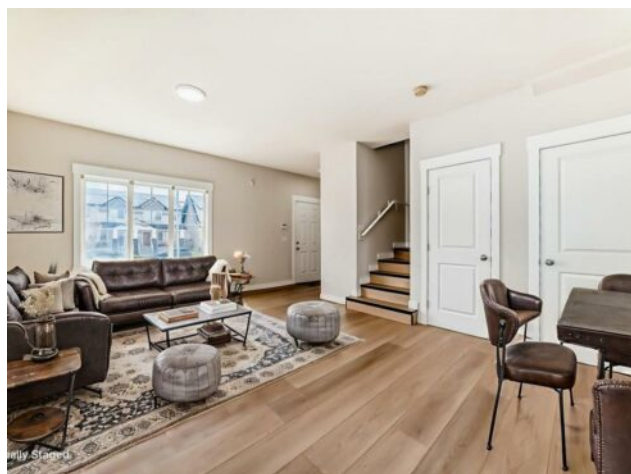


## 342 Skyview Ranch Road NE Calgary, Alberta

**MLS # A2224006**



# \$529,900

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

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Built-in Features, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

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.