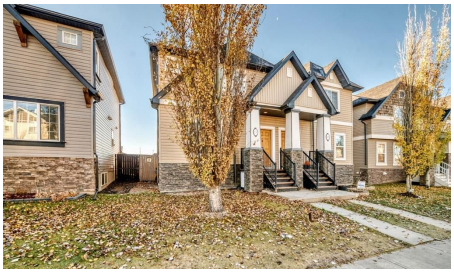
131 Skyview Ranch Road NE

Calgary | Active | MLS® A2355019

$443,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2009**	**1,164.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

Welcome to Skyview Ranch! This exceptionally maintained, NO CONDO FEES Semi-Detached home offers incredible value-unlike narrow townhomes, this Semi-Duplex features only ONE common wall, a much wider layout, and a generous ~2,800 sq ft lot which backs on to no neighbours! It is the ultimate starter property to get into the market and build equity with full land ownership. Step inside to a bright, open-concept main floor with beautiful hardwood flooring and a functional kitchen featuring a spacious center island that flows seamlessly into the dining and living areas for effortless entertaining. Upstairs boasts TWO DUAL PRIMARY SUITES (double masters), each complete with its own private ensuite bathroom and generous walk-in closet! Need extra room? The unspoiled basement is already plumbed-in and ready for your custom future development. Enjoy summer outdoors in your private, fully landscaped, sunny south-facing backyard featuring a full fence, spacious deck, and charming pergola. Parking is a breeze with the large double detached garage. Plus, enjoy major peace-of-mind exterior updates: NEW ROOF on house and garage (2025), plus updated siding and garage door (2020). Unbeatably located within walking distance to Prairie Sky School, playgrounds, shopping, and transit stops. Opportunities with a true single-shared wall, large lot, and NO MONTHLY FEES don't stay on the market long-call today for your private viewing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355019
Bedrooms	2
Bathrooms	3
Year Built	2009
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,164.5 sq. ft.

Below Grade Finished Area:	585.2 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,820 sq. ft.
Lot Frontage:	23'5"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2009 (Age: 17)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	0814859
Heating:	Central
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$84.00
City Quadrant:	Northeast
Community:	Skyview Ranch
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Inclusions:	Ceiling Fan(s), Pergola
Restrictions:	Airspace Restriction, Easement Registered On Title, Restrictive Covenant
Main Floor	Pantry · 3' × 1'2" ·
Main Floor	Living Room · 13'8" × 12'2" ·
Main Floor	Entrance · 5'5" × 4'11" ·
Main Floor	Dining Room · 13'8" × 8'11" ·
Main Floor	Kitchen · 13'7" × 8'1" ·
Main Floor	Mud Room · 5'4" × 4'5" ·
Upper Level	Walk-In Closet · 4'5" × 3'11" ·
Upper Level	Bedroom - Primary · 13'6" × 11'1" ·
Upper Level	Walk-In Closet · 4'5" × 3'11" ·
Upper Level	Bedroom - Primary · 13'4" × 12'2" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, Open Floorplan, Vinyl Windows
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Garden, Gazebo
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-2
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/131-skyview-ranch-road-ne-calgary-a2355019/

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