



74 Skyview Point Green NE
Calgary, Alberta

MLS # A2307613



\$499,900

Division:	Skyview Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,597 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stylish and move-in ready half duplex in the heart of Skyview Ranch offering the perfect balance of function, comfort, and everyday convenience. Thoughtfully designed with an open-concept layout, the main floor is filled with natural light and anchored by a contemporary kitchen featuring a large island, stainless steel appliances, and ample cabinetry ideal for both daily living and casual entertaining. The adjoining dining and living spaces flow seamlessly to the private, fully fenced backyard, creating an easy indoor-outdoor lifestyle. Upstairs, you’ll find three well-proportioned bedrooms including a spacious primary retreat with its own ensuite, plus the added convenience of upper-level laundry. The unfinished basement offers future potential to customize to your needs whether that’s additional living space, a home gym, or workspace with rough-in awaiting design. Complete with a double detached garage and located just minutes from parks, schools, shopping, and major routes, this is a smart opportunity for buyers looking for value, flexibility, and a great location.