

# \$544,900 - 34 Skyview Springs Rise Ne, Calgary

MLS® #A2255955

**\$544,900**

3 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.08 Acres

Skyview Ranch, Calgary, Alberta

.DETACHED SINGLE-FAMILY HOME WITH  
DOUBLE GARAGE UNDER 545K!

This well-maintained 2-storey home is situated on a CONVENTIONAL LOT and offers a functional layout with key features for comfortable everyday living.

The main floor features a sun-filled living room, designed with large windows that bring in natural light throughout the day, complemented by durable hardwood flooring. The kitchen is both practical and well-kept, offering a pantry for extra storage, ample cabinetry, and a dining area highlighted by a large window overlooking the backyard. A quality gas stove adds to its functionality. Completing this level is a convenient 2-piece bathroom.

Upstairs, youâ€™ll find a generously sized primary bedroom with a walk-in closet and a private 4-piece ensuite. The upper level also includes two additional good sized bedrooms, along with a 4-piece bathroom to complete the space.

The basement is unfinished, providing a blank canvas for future development, with the option to conveniently add a side entrance to enhance its potential.

The backyard is designed for both function and enjoyment, featuring a good-sized deck



that's perfect for outdoor entertaining, along with a double detached garage accessed from a paved back alley, providing secure parking and storage, as well as extra room for activities.

This home offers quick access to Stoney Trail, Deerfoot Trail, the airport, CrossIron Mills, and a growing number of shops and amenities nearby. Whether you're a first-time buyer or a young family, this property delivers comfort, convenience, and value in one complete package.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255955    |
| Price          | \$544,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,302       |
| Acres          | 0.08        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 34 Skyview Springs Rise Ne |
| Subdivision | Skyview Ranch              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | t3n 0b2                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Unfinished                                                                                 |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Playground                                   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 38                   |
| Zoning         | R-G                  |
| HOA Fees       | 79                   |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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