

## 41 Skyview Point Green NE Calgary, Alberta

**MLS # A2270503**



# \$549,000

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Step into a home that removes your biggest worries from day one. Major updates are already done here—new roof and new siding in 2024—giving you long-term savings and peace of mind most listings in this price range can’t offer. The main floor has an open layout with premium laminate flooring and a kitchen built for real life: generous counter space, quartz countertops, a large island, stainless steel appliances, and a functional mudroom that keeps clutter out of the way. The west-facing backyard brings natural light into the home and gives you warm evening sun—ideal for relaxing on the large deck or hosting friends. You also get central AC and a WI-FI thermostat for year-round comfort. Upstairs, there are three well-sized bedrooms, two full bathrooms, and the convenience of upper-floor laundry. The primary suite includes a walk-in closet and a 4-piece ensuite. The finished basement adds serious value with a rec area, den, full bathroom, wet bar, and an additional bedroom—ideal for visiting family, a growing household, or flexible use. Basement development was done without permits and the home is priced accordingly to give buyers an advantage. The fully fenced yard, BBQ gas line, and double garage complete a layout designed for comfort and usability. You’re minutes from playgrounds, Prairie Sky School, Apostles of Jesus School, transit, and everyday amenities—making this an excellent option for families and investors looking for strong rental demand in Skyview Ranch. A clean, well-maintained home with big-ticket updates already done, priced right, and located in one of NE Calgary’s most active communities. Book your showing before weekend traffic builds up.