

780-380-6207  
meghan@meghanrobinson.net

2301, 155 Skyview Ranch Way NE  
Calgary, Alberta

MLS # A2231690



**\$284,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	902 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 443
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

2 BEDROOM | 2 BATHROOM | TITLED UNDERGROUND PARKING | CORNER UNIT | STORAGE LOCKER INCLUDED | Welcome to this stunning CORNER UNIT two-bedroom, two-bathroom condo in the highly desirable community of Skyview Ranch – a perfect blend of style, comfort, and convenience. From the moment you walk in, you’ll be greeted by an abundance of natural light flooding through large windows, highlighting the spacious open-concept design. The thoughtfully laid-out floor plan seamlessly connects the modern kitchen, dining, and living areas, creating a space that’s ideal for everyday living and entertaining alike. The kitchen is a true standout, featuring sleek granite countertops, high-quality stainless steel appliances, and ample cabinetry – offering both function and style for any home chef. The central island adds extra prep space and serves as a casual dining area or gathering spot for guests. Both bedrooms are generously sized, offering comfort and privacy. The primary suite is a peaceful retreat, complete with its own private ensuite bathroom and a large closet for all your storage needs. The second bedroom is perfect for a guest room, home office, or roommate setup, with easy access to the second full bathroom. Step outside onto your oversized private balcony – a perfect place to enjoy your morning coffee, unwind after a long day, or simply take in the open views from your top-floor corner location. Additional features include in-suite laundry, titled underground heated parking, and a dedicated storage locker – ensuring that all your practical needs are met. The building is well-maintained and secure, offering peace of mind and easy living. Located just minutes from major amenities, this condo is perfectly situated: only a 5-minute drive to the Calgary International Airport, and equally close to CrossIron

Mills, Costco, schools, parks, restaurants, and transit access. Whether you're a first-time buyer, downsizer, or investor, this move-in ready home is an incredible opportunity. Don't miss your chance to live in one of the city's fastest-growing neighborhoods — book your private showing today!