

2307, 155 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2201258



\$330,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Built-In Oven, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

END UNIT | WEST-FACING BALCONY | TWO TITLED OUTDOOR PARKING STALLS Welcome to this bright and spacious 2-bedroom, 2-bathroom end unit in the highly sought-after Skyview Ranch community. Designed for both comfort and functionality, the open-concept layout seamlessly connects the kitchen, dining area, and living room. The modern kitchen boasts quartz countertops, stainless steel appliances, and ample cabinetry, making it perfect for cooking and entertaining. Durable vinyl plank flooring adds warmth and style throughout the main living area. The master bedroom features a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is generously sized—ideal for guests or a home office. A second 4-piece bathroom and in-suite laundry complete this unit. Step outside to your west-facing balcony, an excellent spot to unwind and enjoy the fresh air. This unit comes with two titled outdoor parking stalls and plenty of visitor parking. Located in a pet-friendly building, this home is close to shopping, transit, parks, and schools, with easy access to Stoney Trail and Deerfoot Trail. Currently rented for \$2,100 + electricity, making it a fantastic investment opportunity!