

**4408, 155 Skyview Ranch Way NE**  
**Calgary, Alberta**

**MLS # A2304198**



**\$280,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 487
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** 2 TV Wallmounts

Welcome to this bright and spacious TOP FLOOR, CORNER UNIT, with a VIEW! Featuring 2 bedrooms and 2 full bathrooms in Skywest Condominiums. This home offers the most desirable Floor Plan in the complex and is located in the 4000 building (the only building with brand-new balconies). This turnkey Penthouse has no neighbors above, excellent natural light, and quiet living. The home features Cork Flooring, Freshly Painted throughout, new Lighting, and a spacious kitchen with ample Cabinetry, Granite Countertops with Breakfast Bar, and a full suite of Stainless Steel Appliances. Enjoy open north-facing views from your private balcony, offering added privacy and a quieter setting. The north exposure helps keep the unit naturally cooler during the summer months, while providing outstanding sunsets and occasional Northern Lights views. This Move-in-Ready unit includes 1 underground TITLED Parking Stall and an additional storage locker. Skyview Ranch offers an unbeatable location with immediate access to Stoney Trail and major roadways, allowing quick travel throughout the city. Calgary International Airport is just minutes away, with nearby schools, shopping plazas, grocery stores, parks, playgrounds, and walking paths are all close by. An ideal opportunity for families and investors. Why rent when you can own?