

**2207, 155 Skyview Ranch Way NE**  
**Calgary, Alberta**

**MLS # A2304885**



**\$274,900**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2012 (14 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>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** NA

Welcome home to corner unit #2207 - 155 Skyview Ranch Way! TWO BEDROOMS, TWO full BATHROOMS & WEST FACING unit is providing you a wide-open floor plan and an abundance of NATURAL LIGHT from noon till sunset during the summer days. The COVERED BALCONY is perfect for entertaining, BBQ with natural gas line and a TREE providing you SHADES and PRIVACY. With approximately 835 square feet of space, away from the elevator, but next to the stairwell leading down to the HEATED and SECURED UNDERGROUND parking stall and STORAGE CAGE. The kitchen is equipped with beautiful GREY CABINETS, stainless steel appliances, light-blue BACKSPLASH, black GRANITE COUNTERTOPS, BREAKFAST BAR to gather around and lots of STORAGE. The primary bedroom has a walk-through closet to the separate 4-piece bathroom, and the second bedroom has a 4-piece bathroom close by and laundry with stackable washer and dryer completes the indoor living space. This building has been repainted in 2022 as well new carpet was installed in the common area. This unit is in walking distance to public and schools, medical clinics, grocery, restaurants, playground, park and has easy access to Stoney Trail and Deerfoot! Low condo fees that include all utilities except electricity make this an awesome unit for either an owner occupant or an investor. Book your viewing today!