

2201, 155 Skyview Ranch Way NE
Calgary, Alberta

MLS # A2307470



\$269,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	905 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 487

Basement: -

LLD: -

Exterior: Stone, Vinyl Siding

Zoning: M-2

Foundation: -

Utilities: -

Features: Breakfast Bar, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Inclusions: N/A

Welcome to this beautifully CORNER UNIT well maintained with the NEW CARPET second-floor condo in the highly desirable community of Skyview Ranch, NE Calgary. Perfect for first-time buyers, this home offers 2 SPACIOUS BEDROOMS, 2 FULL BATHROOMS, a HEATED UNDERGROUND PARKING STALL, and an additional STORAGE UNIT —providing both comfort and convenience. Step inside to a thoughtfully designed layout featuring a dedicated dining area and a bright, inviting living room—ideal for everyday living and entertaining. The modern kitchen impresses with full-height cabinetry, quartz countertops, and stainless-steel appliances. The generous primary bedroom offers a relaxing retreat, complete with dual closets and a private 4-piece ensuite. A well-sized second bedroom and an additional full bathroom provide flexibility for guests, family, or a home office. The in-suite laundry is conveniently located for added functionality. Enjoy an unbeatable location close to schools, parks, shopping, and with quick access to Stoney Trail and Deerfoot Trail. Just 10 minutes to Calgary International Airport and 20 minutes to downtown. Skyview Ranch Park with its walking paths and green spaces. The community offers excellent connectivity with easy access to Stoney Trail, providing quick routes to downtown Calgary and other major areas of the city. Public transit options include several bus routes that connect residents to the broader Calgary Transit network, making commuting convenient for those working across the city. Shopping and dining needs are well-served by nearby retail centers and local businesses along nearby major corridors. The area features several schools within walking distance, making it particularly appealing to families with children. For outdoor enthusiasts, the proximity to the Bow River pathway system provides

opportunities for walking, cycling, and enjoying Calgary's extensive trail network.