

**4402, 155 Skyview Ranch Way NE**  
**Calgary, Alberta**

**MLS # A2209039**



**\$250,000**

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 455
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

BRIGHT & OPEN 2 BEDROOM + 2 FULL BATH CONDO with TWO TITLED PARKING, in the desirable community of Skyview! Just steps away to playground, schools, shopping + restaurants. 911+ sqft condo ideal for first time buyer, INVESTOR or someone looking to downsize. Open floor plan featuring LARGE living room, chef's kitchen with ss appliances, quartz countertops, full-height cabinetry + breakfast nook. Exceptional value with QUICK access to CrossIron Mall, Airport, Stoney Trail, Country Hills Blvd & Deer Foot. This is the PERFECT place to call home!