



**GRASSROOTS**  
REALTY GROUP

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**4310, 155 Skyview Ranch Byway NE**  
**Calgary, Alberta**

**MLS # A2218990**



**\$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>	833 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

This FRESHLY PAINTED 3rd-floor condo with a SOUTH-FACING BALCONY offers a bright, comfortable, and modern living space packed with desirable features. With 2 BEDROOMS & 2 FULL BATHROOMS, there's plenty of room to relax, entertain, or work from home. Lovingly maintained by the ORIGINAL OWNER, this unit shows pride of ownership throughout. As you step inside, you'll be greeted by an open-concept layout filled with natural light, thanks to its south orientation. The kitchen features STAINLESS APPLIANCES, while the IN-SUITE LAUNDRY with a stackable washer and dryer adds everyday convenience. You'll also appreciate the large IN-SUITE STORAGE ROOM and an ADDITIONAL STORAGE cage located in front of the parking stall, offering plenty of space for seasonal items or gear. CEILING FANS in both the primary bedroom and dining/kitchen areas help keep the unit cool and comfortable during warmer months. Parking is a breeze with 1 ASSIGNED UNDERGROUND STALL, plus ample VISITOR PARKING and the option to rent surface parking if needed. Located in the vibrant community of Skyview Ranch, you'll enjoy access to parks, playgrounds, green spaces, and walking and biking paths just steps from your door. For shopping, dining, and entertainment, CrossIron Mills is only a short drive away, offering a wide variety of options. Commuting is convenient with easy access to Stoney Trail and Calgary International Airport, making travel in and out of the city quick and efficient. Don't miss your chance to own this well-appointed condo in a thriving community... A perfect place to call home!