



GRASSROOTS
REALTY GROUP

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**6407, 155 Skyview Ranch Way NE
Calgary, Alberta**

MLS # A2235400



\$299,900

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	909 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

TOP FLOOR | CORNER UNIT | UNDERGROUND PARKING | PARKADE STORAGE — This spacious and modern 909 sq. ft. 2-bedroom, 2-bathroom top-floor corner unit offers a smart, functional layout with the entrance tucked away for added privacy, separated bedrooms, and a dedicated laundry room with extra storage. You'll be welcomed by modern paint tones, stylish trim and doors, and an open-concept kitchen, dining, and living space. The kitchen features stainless steel appliances, granite countertops, and an eat-up bar, while the dining area is enhanced by an upgraded designer light. The bright and airy living room accommodates two couches comfortably and is filled with natural light thanks to its two walls of windows. The primary suite includes walk-through his-and-hers closets and a 4-piece ensuite, while the second bedroom is also generously sized to fit a queen or king bed. Additional upgrades include fresh paint, brand new bathroom light fixtures, and a new microwave hood fan. Quiet and private, this end unit is just steps from the elevator, and the underground parking stall is conveniently located nearby. Situated in the newer NE community of Skyview Ranch, you'll enjoy peaceful walking paths, ponds, a nearby K	 school, and quick access to Stoney Trail, Deerfoot Trail, Calgary Airport, and major shopping like Costco, Lowe's, and CrossIron Mills—all just 20 minutes from downtown Calgary.