



GRASSROOTS
REALTY GROUP

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**4111, 155 Skyview Ranch Way NE
Calgary, Alberta**

MLS # A2243471



\$285,000

Division:	Skyview Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler
Floors:	Carpet, Cork
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 447
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: None

Step into comfort and convenience with this beautifully maintained main floor condo in the sought-after community of Skyview Ranch—perfect for first-time homebuyers, downsizers, or savvy investors! This 2-bedroom, 2-bathroom gem offers a smart split-bedroom layout for maximum privacy and functionality. Good sized office/computer room is currently used as a closet/storage and can be converted back to a small office space. Enjoy a bright and open-concept living space featuring: Modern kitchen with sleek granite countertops, stainless steel appliances, undermount sink, and a large pantry. Spacious eat-up bar ideal for casual meals or entertaining guests. Sunny south-facing walk-out patio with gas hookup—ready for BBQ season. King-sized primary suite with double walk-through closet and private ensuite with granite vanity. Generously sized second bedroom—perfect as a guest room, nursery, or home office. In-suite laundry, ample storage, and neutral tones throughout. This unit also comes with a titled surface parking stall, plus tons of visitor parking nearby. Residents enjoy beautifully landscaped grounds, a friendly community, and a prime location just minutes from Stoney Trail, Metis Trail, YYC Airport, shopping, transit, and schools. Clean, move-in ready, and full of charm—this is your opportunity to stop renting and start building equity. Book your private showing today—this one won't last long!