



**GRASSROOTS**  
REALTY GROUP

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**4103, 155 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2261545**



**\$290,000**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Skyview Ranch                                                                 |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                            |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                                   |               |                   |
| <b>Size:</b>     | 835 sq.ft.                                                                    | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 2                                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Garage Door Opener, Heated Garage, Off Street, Stall, Titled, Under |               |                   |
| <b>Lot Size:</b> | -                                                                             |               |                   |
| <b>Lot Feat:</b> | -                                                                             |               |                   |

|                    |                                                            |
|--------------------|------------------------------------------------------------|
| <b>Heating:</b>    | Baseboard                                                  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                        |
| <b>Roof:</b>       | Asphalt Shingle                                            |
| <b>Basement:</b>   | -                                                          |
| <b>Exterior:</b>   | Brick, Concrete, Mixed, Vinyl Siding, Wood Frame           |
| <b>Foundation:</b> | -                                                          |
| <b>Features:</b>   | Granite Counters, No Smoking Home, Open Floorplan, Storage |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 460 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | M-2    |
| <b>Utilities:</b> | -      |

**Inclusions:** Fobs

This condominium presents a unique opportunity for homebuyers to acquire a well-cared-for residence. Boasting two bedrooms, two bathrooms, ample storage, the convenience of in-unit laundry, and underground parking and outdoor parking stall. This property has been lovingly maintained by its original owners since its original construction. Recent renovations include newly applied paint, modernized lighting, and refreshed carpet and vinyl flooring. Centrally located, residents benefit from close proximity to amenities including Cross Iron Mills, Deerfoot Trail, Calgary Airport, Stoney trail and more... Public transit service via several bus routes with proximity to Saddletowne LRT Station.