



**GRASSROOTS**  
REALTY GROUP

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**3304, 155 Skyview Ranch Way NE  
Calgary, Alberta**

**MLS # A2281302**

**\$204,900**



<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	571 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 325
<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, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** n/a

Welcome to SkyWest, a quality-built Truman Homes development. This affordable and functional 1-bedroom condo is ideally located on the 3rd floor and includes 1 titled parking stall. Step inside to a bright, modern open-concept layout designed for everyday living. The kitchen is both stylish and practical, featuring black granite countertops, stainless steel appliances, and a convenient eating bar that flows seamlessly into the spacious living and dining area. From here, enjoy a sunny south-facing exposure and step out onto your large covered balcony overlooking the quiet, courtyard-facing view—perfect for morning coffee or winding down after work. The bedroom is generously sized and complete with a walk-in closet, while the 4-piece bathroom and stacked front-load laundry (tucked neatly behind closet doors) round out the space with smart functionality. Located with quick access to Stoney Trail and Deerfoot Trail, you're minutes from CrossIron Mills, and just a short walk to nearby shopping, green spaces, and playgrounds. Whether you're a first-time buyer, downsizer, or investor, this is an excellent opportunity in a well-managed, well-located building.